Holy Spirit Catholic Community
Saint Cyril and Methodius
Church & Rectory Evaluations

633 Bridger Ave, Rock Springs, WY 82901
March 24, 2025

HSCC

plan one / architects

WPE WEST PLAINS ENGINEERING, INC.

Holy Spirit Catholic Community
Saint Cyril and Methodius

Church & Rectory Evaluations

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COVER LETTER

March 24th, 2025

Reverend Bill Hill
Holy Spirit Catholic Community
116 Broadway Street
Rock Springs, WY 82901

Re: Saint Cyril and Methodius: Church and Rectory Study

Dear Reverend Hill,

Our team is pleased to present you with this Facility Assessment and Report for the Saint Cyril and Methodius Church and Rectory. The report includes engineering assessments, recommendations, and cost indexing for consideration.

Our assessment team found no major issues with the church structure that would prohibit renovation or reuse. However, in review of the church itself, a number of deficiencies for life safety, egress, and accessibility are noted and become quite costly to resolve. When reviewing these deficiencies, it becomes obvious that to better serve its parish, whether elderly, handicapped, or otherwise, the church finds itself in need of significant renovations or even potential replacement.

Furthermore, there are structural concerns with the foundation of the Rectory that may impact renovation or reuse. The Rectory has a history of monitoring and recommendation that continue to identify the same issues. The extent of work required to expose, repair, and prevent future damage to the foundation of the Rectory may prove infeasible compared to alternatives such as furthering developments elsewhere in the community.

Personally, I would like to say that I admire the churches thorough process in determining the fate of such buildings, rather than a hasty demolition or otherwise. Historic preservation has always been a professional focal point as an architect, which both buildings currently are listed on the National Registry of Historic places.

I also am impressed with the desire for expanded mission services elsewhere in town. In a unique and often crazy world such as today, the Church remains a steady and positive force to help others.

We thank you for the opportunity to be of services to the Holy Spirit Catholic Community through this process.

Sincerely,

William W. Wheatley, AIA
Vice President

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Holy Spirit Catholic Community
Saint Cyril and Methodius

Church & Rectory Evaluations

INTRODUCTION

Purpose:

Plan One/Architects, Plan One/Structural, and West Plains Engineering were hired by the Holy Spirit Catholic Community to perform a thorough facility evaluation of the Saints Cyril and Methodius Catholic Church and Rectory. The evaluation is intended to identify the general condition of the two buildings, noting potential improvements, as well as code deficiencies that may hinder either continued use or resale of the property. Items reviewed relate to Architectural, Structural, Mechanical, Plumbing, and Electrical.

As of today, the Church shares functions with Our Lady of Sorrows, which is located roughly 1/2 mile away. SCM hosts mostly Weekday Masses, while OLS hosts Sunday Masses, Sacraments, and Anointings.

As part of our process, our team has performed on-site observations and cataloging of the buildings. We have also obtained existing reports, drawings, and other forms of correspondence related to the buildings and their history.

General History:

Saints Cyril and Methodius (SCM) Catholic Church and Rectory are historic structures located at 633 Bridger Avenue, Rock Springs, WY 82901. Constructed in 1925, the church is a 100 year old structure built to replace a temporary church constructed in 1911. The building was originally constructed by Slavic immigrants wishing to have a church more closely aligned to their traditions. Located just mere blocks from Our Lady of Sorrows (OLS) Catholic Church, SCM is one of two historic structures which provided services for the Catholic church in the area.

The church is primarily a Romanesque Revival style of architecture. Materials used for the build were mostly sourced locally, with brick being transported from Ogden, UT. The church's chief feature is a spire over the main entrance nearing 125’ in height. The sanctuary is rectangular, measuring roughly 60’ deep and 38’ wide. It is decorated with stained-glass windows with round arches. The church's apse includes two side altars in recesses. A loft is provided for the choir and organ over the entrance. The spire contains a belfry with four bells.
The rectory pre-dates the church. Built in 1920, it is a red brick house, also designed by the same Architect, Daniel D. Spani. The bungalow-style house had a front porch, since enclosed by an extension. The interior was finished with typical bungalow-style built-ins.

Saint Cyril and Methodius Catholic Church was placed on the National Register of Historic Places in 2015.

General Site Information:

SCM and the Rectory with main entrances facing south, are located on a parcel with a Tax Roll Acreage of 1.08 acres. The site is encompassed by residential housing to the north, a public-school property to the west, M Street to the east, and Bridger Avenue to the south. The 1.08 acres includes approximately 47 parking stalls available on-site. Traffic accesses are restricted with limited approaches, one from Bridger Avenue near the church building, and another from M Street near the intersection of M and Bridger. To help offset on-site traffic flow issues, there is a common alley between the residences to the north and the church site. To accommodate larger services and parking needs, SCM utilizes the parking across the street on the Parish Hall site. The Parish Hall site is just shy of 4.5 acres and expands parking by greater than another 100 stalls as required. Though the sites are located conveniently and directly across from each other, Bridger Avenue is a busy and well utilized road through this area of town, creating safety and crossing challenges between the two sites. Due to existing site limitations, parking cannot be expanded on the current site without adversely impacting buildings, something not viable as they are historically protected.

General Information: Saints Cyril and Methodius Church

- Zoning: B-3, Constructed in 1925
- Occupancy per IBC – A-3 (Places of Religious Worship)
- Construction Type Applicable – Type V-B, Combustible
    - Exterior load bearing masonry walls
    - Steel truss and wood purlin roof framing
    - Wood joist and wood plank deck main floor framing
    - Wood framing on grade basement floor framing
    - Interior walls are primarily wood framed with plaster finishes
- Allowable Square Footage, Non-Sprinkled: 6,000 sf (single story)
    - Basement – 3,980 +/- gross square feet
    - 1 Story Above Grade Plain – 4,280 +/- gross square feet
    - Mezzanine – 700 +/- net square feet
- South facing main entry with elevator and stair additions on the north end.
- Church Seating Capacity 270 +/-
- Noted Values from previous studies
    - Traditionally role as oldest Catholic Church in Rock Springs.
    - Aesthetically and visually valuable when compared to other neighboring retail spaces.
    - Favorable community value serving North "Downtown" community. Located adjacent to a public-school property.
    - Unfavorable location due to the direct and visual proximity of a number of social establishments, including two adult only "strip" clubs.

General Information: Saints Cyril and Methodius Rectory

- Zoning: B-3, Constructed in 1920
- Occupancy per IBC – R-3 (Single dwelling unit with multiple sleeping units)
- Construction Type Applicable – Type V-B, Combustible
    - Exterior load bearing masonry walls
    - Wood truss and wood plank deck roof
    - Wood joist and wood plank deck main floor framing
    - Concrete slab on grade basement floor
    - Interior walls are primarily wood framed with plaster finishes
- Allowable Square Footage, Non-Sprinkled: 7,000 sf (two story)
    - Basement – 1,000 +/- gross square feet (unconfirmed)
    - 1st Story above grade plain – 2,060 +/- gross square feet
    - 2nd Story above grade plain – 1,650 +/- gross square feet
- South facing main entry with lawn, parking, and second entry from the north
- Sleeping quarters – 9 potential w/ 3 bathrooms serving them
- Noted Values from previous studies
    - Well maintained but underutilized
    - Favorable community value serving North "Downtown" community. Located adjacent to the SCM Church
    - Unfavorable location due to the direct and visual proximity of a number of social establishments, including two adult only "strip" clubs

Holy Spirit Catholic Community
Saint Cyril and Methodius

Church & Rectory Evaluations

SUMMARY OF FINDINGS

Church Building
Structural
Architectural
Electrical
Mechanical
Floor Plans

Rectory Building
Structural
Architectural
Electrical
Mechanical
Floor Plans

Summary of Findings – Church Building

Structurally the foundation system is comprised primarily of a cast-in-place footing and foundation wall with load bearing masonry walls. Few sandstone bearing walls do exist within the facility along the south side under the entry stairs. The roof system is a steel truss with wood purlin and plank decking. Intermediate floor systems are wood framed with plank decking as well.

Generally, the facility shows little fatigue or concern for being a 100-year-old facility.

There are areas where water infiltration is visible on some of the sandstone walls under the entryway. Staining is visible, but no significant wear on the stone was present where seen.

There is a limited area where moisture influence from a leaking water line has caused concrete to spall and peel, these areas should be prepped and repaired using structural epoxy/polymer based products as a long term solution.

Concrete/stone junction

Staining on stone

Spalling noted near Kitchen

Sound concrete window sill

Exposed dirt under removed plank

The basement floor system at the multi-purpose room is a wood purlin with plank deck installed directly over dirt, common for the era of construction. Where the subgrade was exposed, a consistent vapor barrier was not present. It is recommended that the floor be reconstructed and a vapor barrier be provided, the vapor barrier should be terminated at the perimeter of the foundation and sealed, preventing influence from moisture, subgrade gasses, or vermin.

In the Attic, few minor splits on purlins were viewed, none have failed. Purlins can be repaired in place using bolts and plate to prevent further splitting over time. In the Belfry, there was evidence of moisture and UV wear on floor planks. The flooring can be refinished in place to extend its overall life.

Minor splits on purlins

Architecturally the building is in overall good condition. However, there are a number of functional issues that do exist within.

In review of the basement, which now operates primarily as a soup kitchen, improvements for sanitary purposes should be made. Items such as the worn wood floor where food is served should be repaired or replaced.

The kitchen also lacks sanitary finishes in a number of instances and should be replaced or upgraded where occurs. For example, porous wood or a perf-grid ceiling that cannot be regularly cleaned.

The kitchen space itself is tight with an abundant number of fridges and equipment at access points.

The exhaust fan for the grease hood also does not meet ground clearances required per the International Mechanical Code.

Porous surfaces are non-sanitary

Perf-grid tiles collect grease

Grease hood is not elevated above outside ground surface as required per the IMC

Non-accessible restroom

LULA Elevator car is narrow

The facility lacks overall barrier-free design. Places of Religious Worship have certain exemptions under the federal Americans with Disabilities Act. However, they are not exempt from local building codes. It should be mentioned that any renovations that would occur, will be required to meet current International Building Codes, which includes the ANSI A117.1 for barrier-free design.

Lack of barrier-free and accessibility is as follows:

There are no accessible toilet rooms within the church. Two restrooms exist within the basement area. One cannot be accessed due to opening widths, and once inside the restroom, there are no accessible fixtures or clear areas. The other, though it has a larger clear floor area, is accessed up a small set of steps.

The Church also lacks accessible access to the Nave, as the Limited Use Limited Access (LULA) Elevator cannot be properly accessed at the ground level, nor does it meet minimum widths of the car itself. If assistance is given, an individual that finds themselves in the Nave, are limited to the main area itself, with restricted access to the Cry Room and Confessional. No ramp is present allowing for wheel chair access to the Altar as well.

Constrained access to Cry Room and Confessional lack clear floor area of an Accessible Route

There are also concerns for a lack of code compliance for items that are safety related. Stairs throughout the facility lack at a minimum, either a handrail or proper handrail extensions where handrails are present. A number of doors open over a step, or are a step above ground, or lack landings. These are concerns under the International Building Code, specifically Chapter 10, which identifies requirements of stairs as well as other components of Means of Egress.

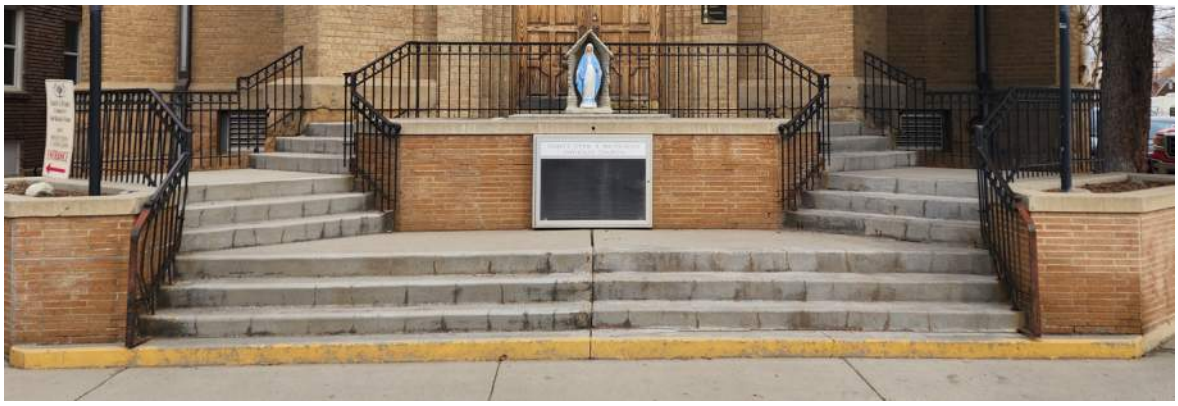
One of two handrails extends

No accessible route to Altar is provided

All handrails are short of the required extension (12" minimum from nosing)
Center handrails are not rounded at projections and are not round in section

Center handrails do not extend the minimum of 1 tread beyond the lowest tread
Center handrails are not rounded at projections and are not round in section

The main entry to the facility has several deficiencies that challenge its existence and function as it remains today. Handrails lack proper extensions at the outer rails at the top. The interior handrails lack extensions at the intermediate landing. An intermediate handrail is lacking on the lower run of stairs. The biggest challenge is the handrail extensions at the lower run of stairs. Because the lowest stair (painted yellow for hazard) adjoins the public right-of-way, handrail extensions cannot be provided as they would impede the path of passersby. Correction at this location would likely require a complete reconstruction of the stairs.



The main stairs lack handrail returns or extensions at various landings.

The Belfry and Attic present their own set of challenges regarding compliance of applicable codes.

Due to the construction of the organ, one of the doors entering the Belfry cannot open. The other door, is located over two steps which it swings over.

The construction of the “compressor room” for the organ at the bottom of the main Belfry stair creates a condition with multiple levels to step over, as well as prohibiting the proper landing area from being present.

The stair within the Belfy at the lower level has one handrail, lacks continuity, and lacks proper extensions. At the upper level, the stairs lack proper handrails, extensions, and balusters.

Organ piping, door over step, and limited landing

Door into Belfy cannot open due to organ

Main catwalk in the Attic lacks OSHA compliant handrails
Secondary catwalks to the light cranks lack OSHA compliant platform and handrails

The exterior of the building has had some of the previously identified deficiencies corrected. For example, the northwest stair from the Sacristy to the Rectory has been replaced. Doing this mitigates much of the moisture infiltration that occurred through the roof into the bathroom space below.


New stair from Sacristy

Overall, the brick has aged well. Evidence of previous repairs and cleaning is present. However, areas of staining from moisture, as well as a need for repointing, do remain at few areas.


Staining of brick near main entry


Needed repointing at parapet

The metal roof system of the building had been replaced in/around 1990. Prior to the expiration of the warranty, the manufacturer recoated the metal in place. The metal coating remains performing satisfactorily. Membrane systems on the building were replaced since then or at the same time, no signs of failure were noted. The only concern noted at the low “flat roof” areas, is the need to repoint brick under the parapet copings.


Roof repairs remain performing

Fenestration on the building should be upgraded. The existing stained-glass windows of the Nave have had acrylic “storm windows” applied to the exterior. The retrofit material is stained and does not enhance building energy efficiency. They also prevent the beauty of the stained-glass from being viewed on the outside of the building.


Stained overlay

The existing single-pane single-hung windows on the remainder of the building have also had a glass “storm window” system installed. This benefits air infiltration, but does not benefit overall efficiency of the system.

Existing casings around windows also lack sealant, with many of them severely weathered. If windows are not replaced, maintenance measures should be taken to repair existing installations.


Void around casing

There are modernized options for windows that would be both historically accurate, able to preserve the stained-glass, and provide modern technologies for operation and efficiency.

*** REFER TO APPLICABLE APPENDICIS FOR ADDITIONAL PHOTOS AND FINDINGS NOT MENTIONED HEREIN ***

Saints Cyril & Methodius Church

Electrical – Existing conditions

Lighting

Existing lighting is a mixture of mostly fixtures that are more than 30 years old. There are some fixtures with LED replacement lamps, but many with fluorescent and incandescent lamps. There are instances of light fixtures without lenses or damaged lenses.

There is no emergency egress lighting and some exit lighting.

Exterior lighting is mostly building mounted and one parking lot pole with 3 floodlights with metal halide lamping.

Lighting Summary:

> Most lighting should be replaced with LED when remodels occur. Lighting controls should be considered when lighting replacements occur to provide energy efficiency. Emergency egress lighting and exit lighting should be added throughout ASAP. Decorative lighting may remain, but confirm LED lamping has been added.

Power Distribution

The facility is served by an overhead service from alley utility pole. Three services each with an exterior disconnect serve the panels inside the facility. It is not completely clear which disconnects feed which panels. One isn't labeled and others labels are questionable. Some panels are obsolete and parts aren't available.

There is knob and tube wiring is being used in some areas and could be more extensive, but unable to determine. There are many open conduit elbows and junction boxes throughout the facility. It is likely that there isn't a complete ground wire system to clear electrical faults. There are many appliances in the basement that appear to be overloading many circuits. There also appears to be shared neutral throughout the facility.

Power Distribution Summary:

> At a minimum the labeling of panels and exterior disconnects should be updated and traced out with a 1-line electrical diagram created. Nave panel should be replaced as this is an obsolete panel and parts. Also, Nave panel doesn't have code require working clearance in front of it. Install a new grounding electrode system and upgrade wiring to include ground wire everywhere.

Knob and tube wiring was phased out in the 1940's and should be replaced and entire facility should be checked for the extent of replacement. All open j-boxes and conduits should have covers installed. As rewiring occurs the ground wire can be added and the shared neutrals eliminated.

Fire Alarm

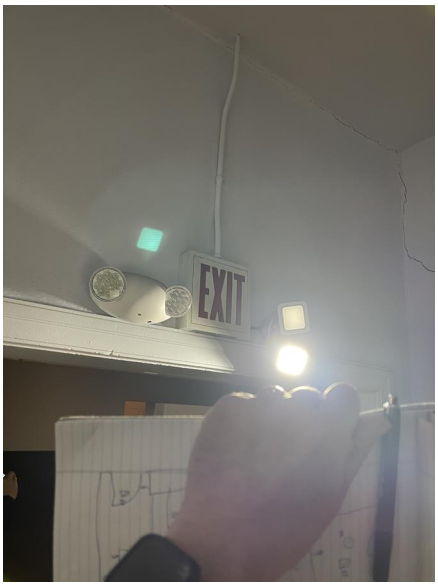
There is no system installed. A few battery smoke detectors were found, but appears to be broken and not working.

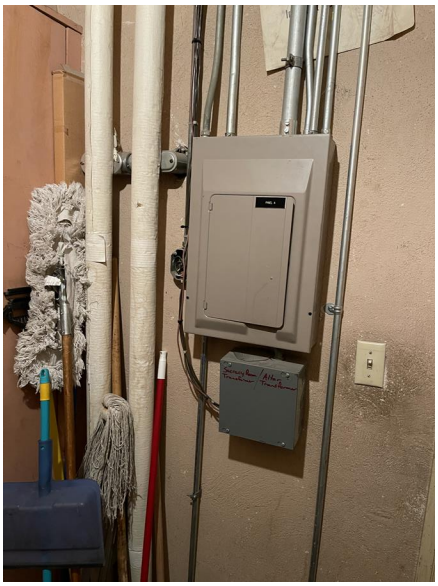
Fire Alarm Summary:

A fire alarm system should be installed.

Fluorescent fixture missing lens

Parking lot light with 3 floods

	
Non working exit sign with emergency lights	**Nave Lighting**
	
Knob & tube wiring in attic	**Service – meter and disconnects**

	
Nave Panel	**Panel A, open J-box & Panel B feeder**

Saints Cyril & Methodius Church

Mechanical - Existing conditions

Mechanical – Heating System

The primary heating system for the church is a hydronic hot water heating system. The hot water heating system has a mechanical room that has a separate entry to its basement mechanical room. The heating water is distributed from the basement mechanical room to the church through copper distribution piping. The visible piping in the basement mechanical room was missing sections of pipe insulation.

The hot water heating system was installed around 1986. The hot water heat is produced by a Peerless 211A-09-N Natural Gas Fired Cast Iron Boiler. The energy input and output of the boiler is: Input = 1680 MBH and output = 1310 MBH and is a 78% efficient boiler. The air separation equipment for the heating system is a Bell & Gossett Rolairtrol Air Separator, and expansion tank. The boiler appears to be in good condition and is operating properly currently. Combustion air is ducted into the basement. The boiler flue is in good condition and combines with the domestic water heater flue vent that is located in the basement.

The heating water distribution system includes two inline Bell & Gosset ITT pumps. The pumps are 3/4 HP, 115-volt single phase units. The distribution pumps deliver heating water to the church and distribute it through finned tube radiation that is located throughout the church. There are multiple thermostat zones (6) on the main floor. The finned tube radiation covers the perimeter, for a good distribution of heat for the space.

There are also other heating devices that the heating water is distributed to in the basement. There is a cabinet unit heater near the stairs and one cabinet unit heater is located in the kitchen. Additional finned tube radiation on the basement perimeter walls provides good distribution of heat. An air handling unit that provides ventilation to the basement has a heating water coil. There is also a unit heater for heating the mechanical room. There are (4) thermostats in the basement for control of different zones. The basement single bathroom has an electric kick space heater.

The heating zone control valves have recently had problems sticking. The is causing some areas of the church to get extremely hot.

Heating system summary:

> The heating system provides a good, controlled distribution of heat to the church. The perimeter finned tube has good coverage of the exterior walls. The heating system was installed in 1986 so that puts the overall system at 39 years.
>
> Some of the components are due for upgrades due to the overall service life. The pumps are near the end of their service life.

There is missing piping insulation in the boiler room. It would be a good idea to go in and insulate the heating water piping that is missing insulation. This would be an energy upgrade, so that the heat doesn't dissipate from the piping so fast.

The water quality of the heating water system should be tested to make sure that it is in good condition. Poor water quality can be hard on piping and equipment, so it is best to have it checked so that it is not harming your system.

Annual servicing of the boiler by a qualified service provider is recommended. There should be an emergency shutdown switch (EPO) for the boiler by the exit of the boiler room at the top of the stairs, or if there is one, make sure it is properly labeled.

The zone control valves are starting to fail and replacement of all the control valves should be scheduled.

Mechanical – Ventilation Systems

The Nave ventilation system is provided with a few different pieces of equipment. The Nave has ceiling fans that can get a circulation of air in the space to provide some cooling effect during warmer weather. They could be used to get that stratified heat at the ceiling moved back down to the occupied space below. There is also an evaporative cooler (swamp cooler), that is used during warm weather to provide cooling for the Nave.

The basement has an air handling unit that has a heating water coil, outside air connection, to provide ventilation and economizer cooling when outdoor air temperatures allow. This system has a exhaust system to work in partnership with the air handling unit, to remove the extra economizer air/makeup air when the building is pressurized. This system is not in operation, it has not been run in a while.

Wall exhaust fans provides exhaust for the staff bathroom, and the main bathroom, both located in the basement. There is also a wall exhaust fan in the kitchen that provides general exhaust.

Kitchen Ventilation. There is an evaporative cooler (swamp cooler), that is used during warm weather to provide cooling for the kitchen. Wall exhaust fan provides general exhaust in the kitchen. The Exhaust fan needs to be a minimum of 10 feet above grade this is a code violation. Kitchen hood with Ansul fire protection system provides exhaust for the kitchen cooking area. The Ansul system has been inspected in the last year.

The Kitchen hood requires makeup air to replace the air that is being exhausted to the outside. This is a code requirement and needs to be addressed.

The ventilation for the mechanical/boiler room includes combustion air for the boiler and water heater, and the exhaust flues for the boiler and water heater that combine.

Ventilation Summary:

The Nave ventilation is minimal but works for the how it is used. The evaporative cooler was put in to provide cooling in warmer weather.

The basement air handling system should be looked at by a service person qualified to work on the system, to see if this is an issue that can be repaired or if this is beyond its service life.

The kitchen hood and fire protection system appear to be in working order and should be continued to be inspected as required by local requirements.

Locating the kitchen exhaust fan 10 feet above finished grade. A shaft on the outside wall could be built to enclose the duct and mount a sidewall fan at 10 feet high. This would probably not look very nice. Or the exhaust duct would need to be routed to the boiler room and up thru the roof. Either way a new exhaust fan and ductwork would be required.

We would need a Make-up air unit that would provide heating and cooling. There is a Air handling unit that is currently behind the stage. A unit could be located back there and the air blown into to basement space by the stage and it would have to transfer into the kitchen. Is there any doors that could block the transfer air to the kitchen. You could also locate the makeup air unit in the back parking lot near the area where the swamp cooler is.

Plumbing – Existing System

Plumbing – Fixtures

Church Main Floor: Sacristy has a drop-in countertop sink that is in good condition. This is the only plumbing fixture on the main floor.

Church Basement:

Main bathroom: China drop-in lavatory with manual faucet in good condition. Wall hung urinal with manual flush valve in good condition. Floor mounted tank type water closet in good condition. Floor drain in good condition.

Staff bathroom: Countertop molded sink with manual faucet in good condition. Floor mounted tank type water closet in good condition.

Kitchen: 3-compartment stainless steel pot and pan sink with drain boards, manual gooseneck faucet with hose sprayer in good condition. Jay R. Smith Model 8015 Grease trap, 15 GPM flow rate, 30 LBS grease capacity, located below pot and pan sink in good condition. Garbage disposer is attached to the left sink on the 3-compartment sink. Countertop molded hand-wash sink with manual faucet in good condition. Floor drain in kitchen appears to be in good condition. I was told that two years the floor in the kitchen was saw cut and the waste line thru the kitchen was replaced to the outside, which would indicate that most all of the below floor waste in the building is fairly new. The sewer line from the tap to the building was not replaced at that time.

Mechanical room: On the main level there is a cast iron sink with legs, and manual faucets for cold and hot. This unit is looks to be used very little, and may need some TLC.

Plumbing Equipment – Existing

Water heater:

The existing domestic hot water plant is located in the basement boiler room, mounted on the floor. The existing water heater is a AO Smith # GCRX-50 250, Natural Gas fired, Atmospheric draft, standard efficiency unit with an Input of 60,000 Brtu/HR, 64.65 gallons per hour recovery, with a 50 gallon storage capacity. Unit build date was 07/17/2018. There was a Bell & Gossett LR-20 bronze body recirculation pump installed in 1986. I did not find this pump during the assessment.

Domestic Water Piping:

The domestic water piping that was visible in the boiler room basement around the water heater was copper. The piping in the basement that was visible was not insulated. It is not know if the water distribution piping through the facility is insulated.

Natural Gas Piping:

Natural gas meter is located on the back of the building and gas piping is routed into the Mechanical room. The gas is distributed to the boiler and the domestic water heater. Gas piping material is black steel with treaded fittings and joints. The existing natural gas piping appears to be in good condition.

Plumbing Summary:

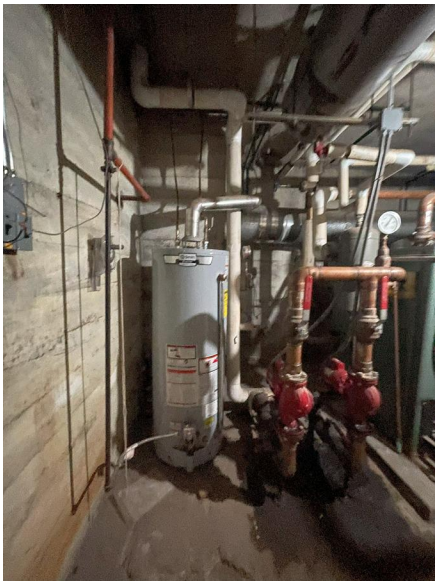
Plumbing fixtures overall appear to be in good condition. Bathroom fixtures are all operating properly. Kitchen fixtures are operating as expected.

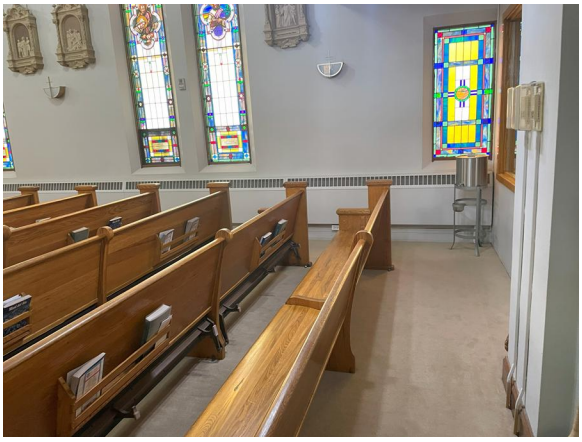
Water heater is approximately 7 years old. Expected service life is 8 to 12 years.

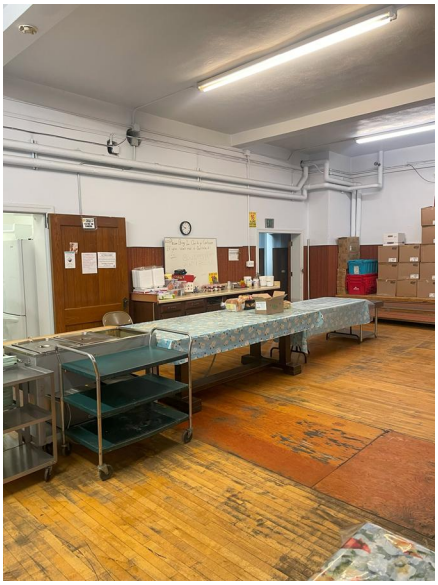
Domestic Water piping that was visible in mechanical room appeared to be in good condition. Consider insulating domestic hot water piping.

Natural gas piping was in good condition and no work anticipated.

Sanitary sewer from the building to the sewer tap should be scheduled for replacement.



Boiler and Heating Pumps	Water Heater and Heating Pumps
	
Perimeter Finned Tube Radiation	Thermostats and Finned Tube Radiation

	
Church basement Cabinet Unit Heater	Church basement Heating water distribution piping

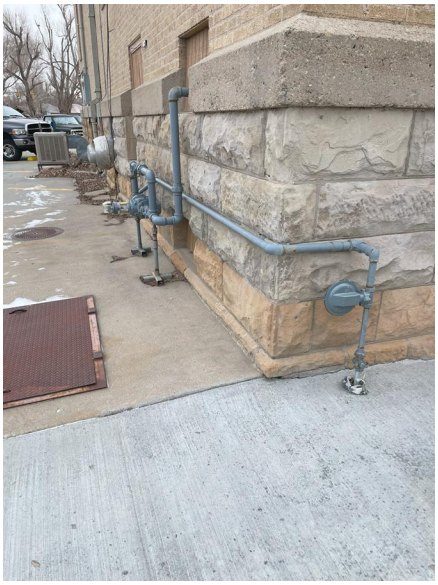
Church Basement Air Handling Unit - back of stage

Church Basement Relief/Exhaust Unit -back of stage

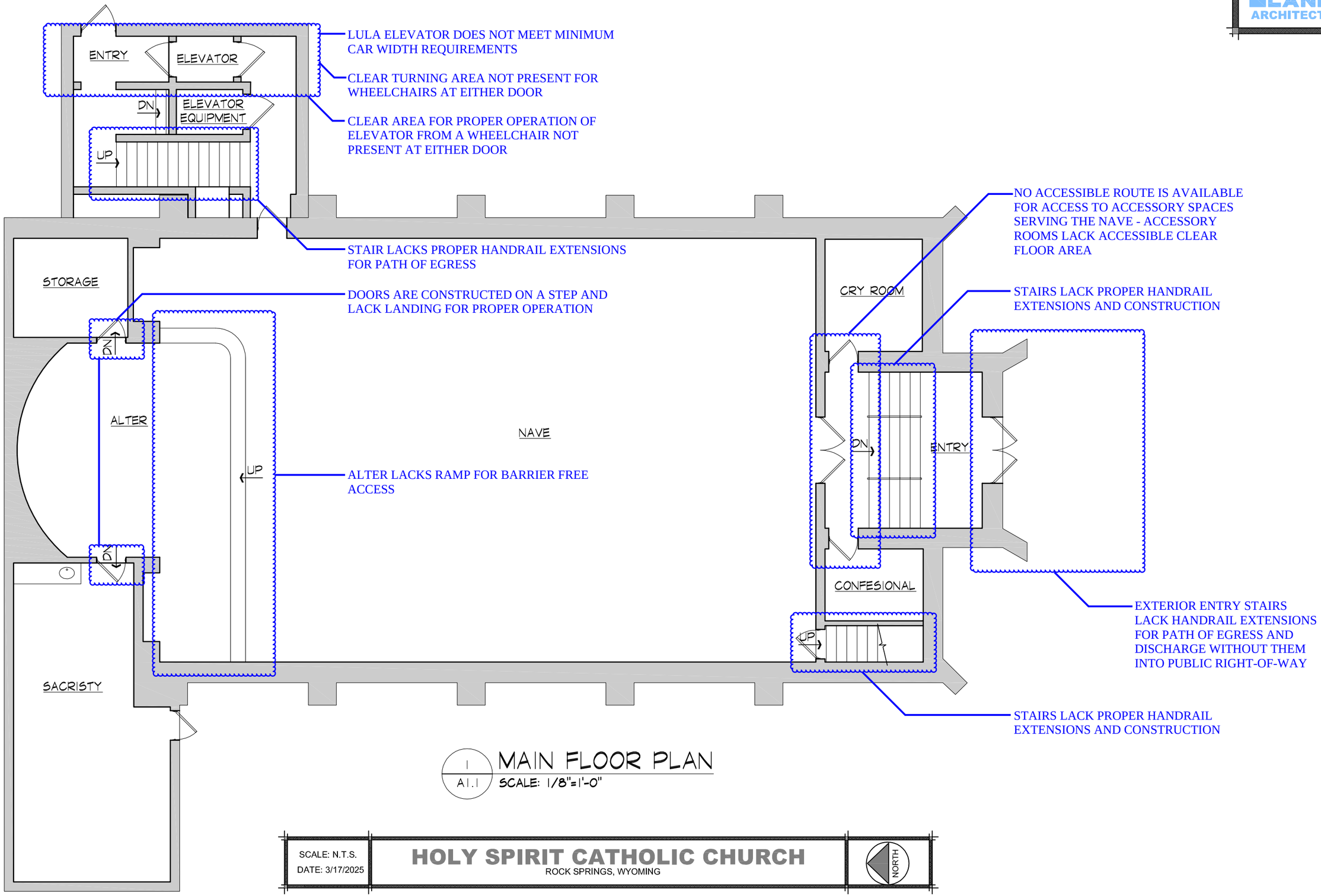
Basement Kitchen Hood and Ansul System

Handwash Sink and Triple Compartment Sink

	
Grease Trap and Garbage Disposer	**Basement Main Bathroom Typical Fixture**

	
Main Floor Swamp Cooler	**Gas Service for Church**

	
Basement Swamp Cooler and Kitchen Hood Fan	**Main Floor Ceiling Fans**

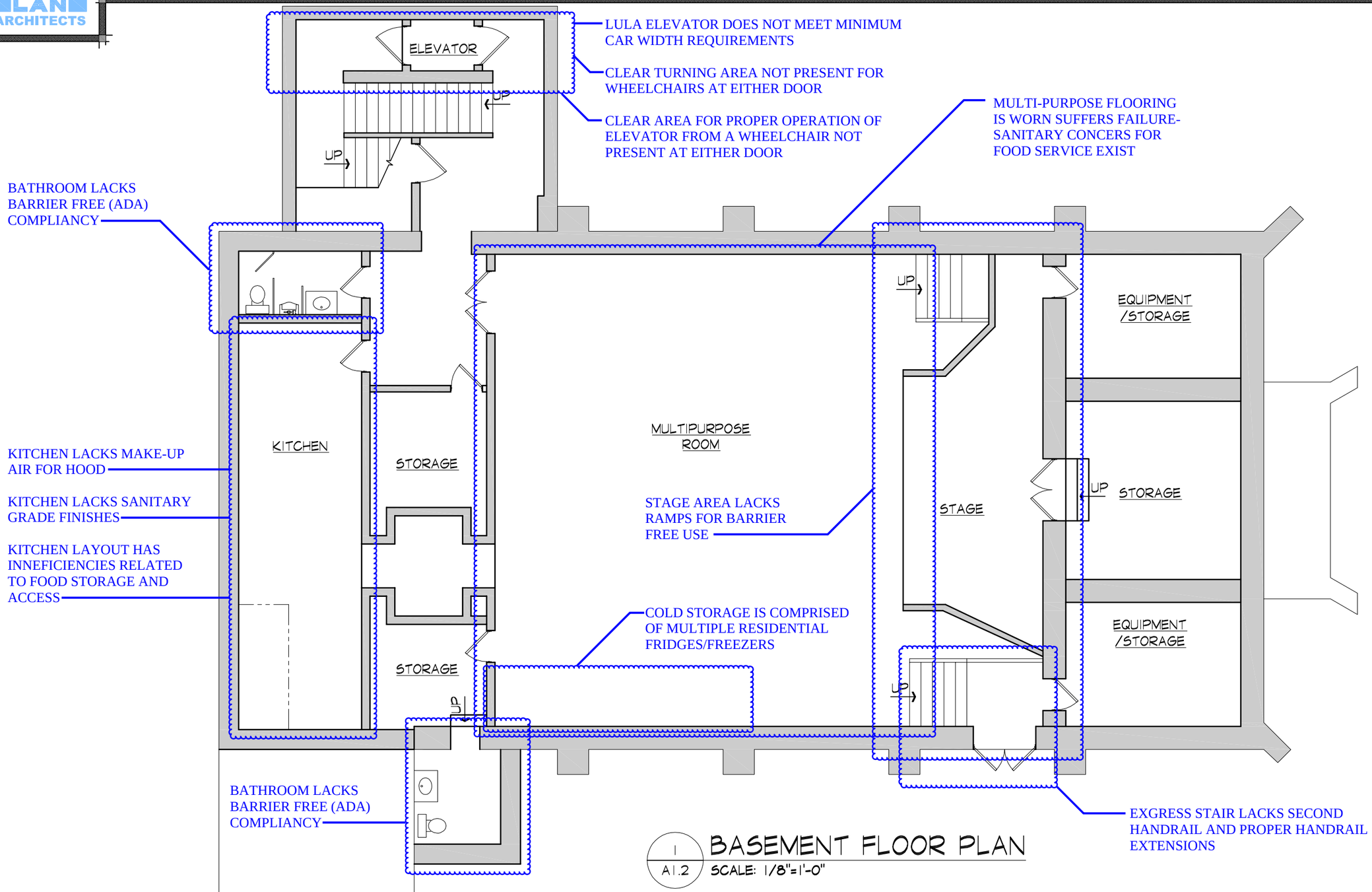


1 / A1.1 MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

SCALE: N.T.S.
DATE: 3/17/2025

HOLY SPIRIT CATHOLIC CHURCH
ROCK SPRINGS, WYOMING

NORTH



1 / A1.2 BASEMENT FLOOR PLAN

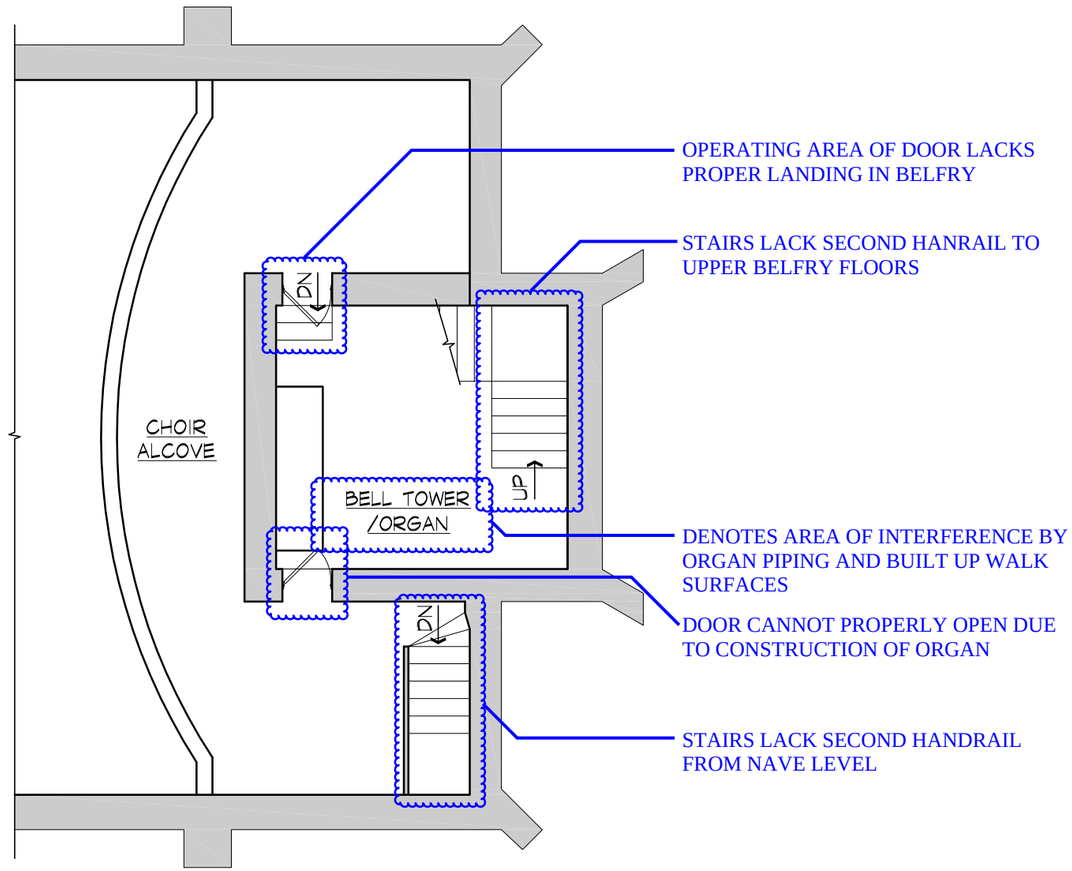
SCALE: 1/8"=1'-0"

SCALE: N.T.S.
DATE: 3/17/2025

HOLY SPIRIT CATHOLIC CHURCH

ROCK SPRINGS, WYOMING

NORTH



1 / A1.3 MEZANINE FLOOR PLAN

SCALE: 1/8"=1'-0"

SCALE: N.T.S.
DATE: 3/17/2025

HOLY SPIRIT CATHOLIC CHURCH

ROCK SPRINGS, WYOMING

NORTH

Summary of Findings – Rectory

Structurally the foundation system is comprised primarily of a cast-in-place footing and foundation wall with load bearing exterior walls and brick veneer. The roof system is a wood rafter system with wood plank decking. Intermediate floor systems are wood framed with plank decking as well.

Unlike the church, the Rectory shows significant structural stress in the basement and has not aged as well.

Water infiltration is visible in a number of areas along the north, east, and west foundation walls. The influence of moisture resulted in significant spalling or cracked concrete. There is also an abundance of efflorescence on the same walls, indicating sustained subgrade moisture presence with influence on the exterior of the foundation itself.

The foundation can be remediated and repaired, however, would carry significant effort and expense. The foundation has limited room to be exposed along the east and west walls, which are two of the walls that would require significant effort. Efforts would include exposing the foundation to apply a moisture barrier, as well as repair to the interior faces with epoxy and polymer products. It should be noted that rebar within the foundation would likely have begun to rust, which over time rusting metals expand and could potentially cause additional structural damage to the foundation in the horizontal plane in the future.

Concrete cracking/spalling

Significant spalling

Spalling impacting finish coat

Spalling impacting finish coat

Efflorescence

Significant spalling and efflorescence visible across width of room

Plumbing w/ drip pans

Uninsulated attic space

Within the portion of attic that was easily accessed, a number of issues are present and should be resolved if the Rectory remains. There was a lack of insulatoin above ceiling within the space where plumbing is present. The plumbing should be better protected from adverse temperature impacts and the space should be properly insulated.

Architecturally the building has areas that have aged well relatively well, and other that have not. The building itself exceeds the existence of the church by another 5 years.

The basement has a number of walls that show moisture staining and damage. For example, within the crawlspace, the wall supporting communication equipment has a number of stains on the wood framing.

Staining on wood planks and efflorescence on the foundation wall are visible

There is a large amount of cracked plaster in the basement as well, likely tied to settling and structural influences, as well as historic leaks that may have occurred. Plaster can be repaired in place, however, lead paint and the potential for asbestos become a concern. Materials would require sampling prior to work occurring, and any positive tests will result in abatement of the materials.

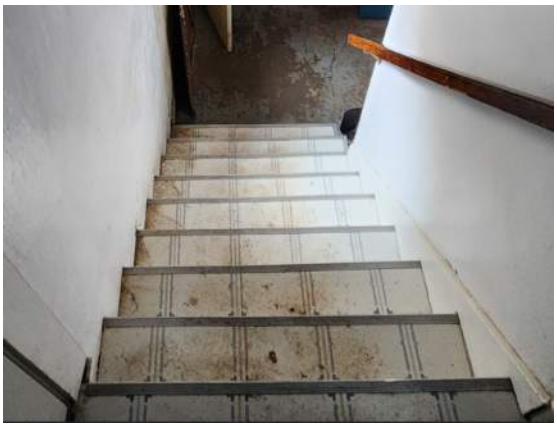
Cracks transferring from wall to ceiling

Significant staining on walls, peeling on ceiling, and other damages

Significant cracking on wall between closed off windows – Openings show signs of historic leaking

Once reviewed above grade, the building does show its age in a number of areas, but is in better overall condition than the basement and base structure.

The facility is an accessory structure to the Church and is classified as an R-3 under the International Building Code. R-3 allows for a single dwelling unit with multiple sleeping units within it. The Rectory contains multiple offices and a primary dwelling unit with a potential for 9 sleeping units. Though R-3 allows for various exceptions under commercial code, a number of deficiencies remain evident in regard to safe egress, usability, and accessible barrier free design.



Missing one handrail and proper extensions

Stairs throughout the Rectory are missing proper handrail extensions, most also lack a second handrail.

The stair to the basement is missing extensions at top and bottom, it also lacks a second handrail.

At one of the doors accessing the kitchen, the door straddles a set of steps, thus lacks proper landing for use. The stairs are also greater than the minimum height allowed for no handrail, thus require at the least, a single handrail.

Door lacks landing and handrails

Missing one handrail and proper extensions

Stair from offices

The stair from the offices to the living quarters and commons area does have two handrails and lower extensions, however, lacks proper top extensions due to a door and frame at the upper landing.

The stair from the commons area to the sleeping units lacks extensions. At the lower landing in the commons area, the lower stair extends beyond the wall further than the handrail itself.

Missing extension

Main entry to Rectory

The offices of the Rectory are accessed from the streel level, this entry point is the only barrier free access point to the facility. Clear floor area is present on both sides of the exterior door for usability.

Main entry to Rectory

Offices within the Rectory are in good condition overall and meet barrier free access requirements. There is ample room to maneuver within the entry foyer into each of the two offices on this level. There is no concern with the offices and their orientation.

Undersized bathroom at offices

Where this area lacks, is again regarding a barrier free restroom. The bathroom itself is undersized and does not provide adaptable area. The fixtures and wall finishes are in good condition, flooring is aged and should be replaced. No clear floor area to access the restroom from the public side exists. Renovation is an option as an adjacent closet can be overtaken to increase the floor area required.

Sleeping units on the upper level show signs of building movement at several locations. The centrally located rooms were infilled between two structures over the intermediate roof. On one side, exterior walls were disrupted by an existing chimney that remained. This is in part the cause of differential moving occurring between structures.

Infill construction between original Rectory and Offices

Visible cracks on walls

In review of the sleeping units and their adjoining bathrooms, there are some areas which can be improved upon. Though the they are currently functioning, bathrooms are due for upgrades to fixtures and finishes. Modernization of fixtures would help overall efficiency and water usage.

It should be noted that though there are sleeping rooms adjacent to the lower commons area, they are not accessible. To provide equal opportunity, barrier free spaces should be considered.

Typical sleeping unit

Typical bathroom requires updating and has limited space within

The exterior of the building clearly delineates the various additions that have occurred to the original Rectory. The original Rectory was added onto with offices for business use, in doing so, the roof area between the two structures was also infilled and additional sleeping units provided. The brick of the newer construction is in good condition, however, the original red brick of the Rectory shows significant aging and weathering. Windows have been upgraded on the original Rectory to match those of the addition, which does help energy efficiency as they are thermal units.

Three types of construction visible

Various windows have been infilled

As indicated in the review of the foundation and basement, moisture has had influence on the building over time. There are a number of exterior openings to the basement that have been infilled. It is assumed that this was done to help mitigate the issues that arose from things such as snow drifts or heavy rains from driving moisture into the Rectory at grade.

Along the perimeter of the building, the brick soldier course appears to be in good condition, which is surprising considering the condition of the primary veneer on the building itself. The building has several cracks from differential movement that is visible in the mortar lines. SoThe facility also needs repointed through a majority of the brick present.

Typical appearance of veneer with separation at mortar joints between openings

Severely worn sill brick under window – significant weathering of mortar visible

*** REFER TO APPLICABLE APPENDICES FOR ADDITIONAL PHOTOS AND FINDINGS NOT MENTIONED HEREIN ***

Rectory

Electrical – Existing conditions

Lighting

Existing lighting is a mixture of mostly fixtures that are more than 30 years old. There are some fixtures with LED replacement lamps, but many with fluorescent and incandescent lamps. There are instances of light fixtures without lenses or damaged lenses.

There is no emergency egress lighting and some exit lighting.

Exterior lighting is minimal and are buildings mounted with LED replacements lamps.

Lighting Summary:

> Most lighting should be replaced with LED when remodels occur. Lighting controls should be considered when lighting replacements occur to provide energy efficiency.

Power Distribution

The facility is served by an overhead service from an alley utility pole. The meter serves a disconnect in the basement that is tapped 3 times to serve the panels inside the facility. All panels are obsolete and parts aren't available.

There is knob and tube wiring in some areas and could be more extensive, but unable to determine. There are many open conduit elbows and junction boxes throughout the facility. It appears that there isn't a complete ground wire system. There also appears that there is shared neutrals throughout the facility. There are no Arc Flash Circuit Interrupters (AFCI) breakers in the panels which are required by current NEC. Ground Fault Circuit Interrupters (GFCI) breakers were not in any panels only a few receptacles are GFCI, there isn't enough coverage as required by current code.

Power Distribution Summary:

> The panels should be replaced as they and the parts are obsolete, and the manufacturers don't exist anymore. AFCI & GFCI breakers could be included. Provide code required GFCI receptacles.
>
> Knob and tube wiring should be replaced and entire facility should be checked for the extent of replacement. All open j-boxes and conduits should have covers installed. As rewiring occurs the ground wire can be added and the shared neutrals eliminated.

Fire Alarm

There is no system currently or operating unitary smoke detectors installed. A few battery smoke detectors were found, but appear to be broken and not working. In some cases on the bases were left. No carbon monoxide detectors were installed.

Fire Alarm Summary:

> Smoke and carbon monoxide detectors should be added per residential code. They should be 120V, battery & interconnected.

Bedroom Light without housing

Fluorescent fixture

Fluorescent strip fixture

Bathroom Light without housing

	
Service entrance	**Basement distribution**
	
Knob & Tube wiring	**Obsolete panel**

Rectory

Mechanical - Existing conditions

Mechanical – Heating System

The primary heating system for the rectory is a Steam heating system. The steam heating system has a mechanical room in the basement. The steam is distributed from the basement of the rectory through black steel distribution piping. The visible piping in the basement mechanical room was missing all pipe insulation. This piping around the boiler appeared to be newer. The steam piping is in various conditions throughout the basement. Some of the piping is showing pitting and deterioration. The insulation throughout the basement is of various ages. Some of the insulation appears to contain asbestos insulation.

The steam boiler has failed due to an internal fire that burned the components of the boiler. The boiler was waiting to be replaced at the time of the walk thru. The existing steam boiler was a Burnham Natural Gas Fired Cast Iron Boiler. The boiler flue connects to a Chimney in the basement.

The Steam distribution system delivers steam heat to the rectory and distributes it through cast iron radiators and finned tube radiation that is located throughout the rectory. The cast iron radiators and finned tube radiation cover the perimeter, for a good distribution of heat for the space.

There are currently electric heaters spread around the Rectory to provide temporary heat for the facility.

Heating system summary:

The heating system boiler is in the process of being replaced. We do not have information on the boiler replacement.

A lot of the piping in the facility is due for upgrades due to the overall service life. There are places where the piping is showing pitting and deterioration. The piping system should be reviewed for complete replacement.

The pipe insulation should be tested for asbestos and abated where asbestos is located. The overall piping system should be reinsulated with proper insulation. The piping in the boiler area is missing most of the piping insulation. This would be an energy upgrade, so that the heat doesn’t dissipate from the piping so fast.

The water quality of the steam system should be tested to make sure that it is in good condition. Poor water quality can be hard on piping and equipment, so it is best to have it checked so that it is not harming your system.

Annual servicing of the boiler by a qualified service provider is recommended. There should be an emergency shutdown switch (EPO) for the boiler by the exit of the boiler room at the top of the stairs, or if there is one, make sure it is properly labeled.

Mechanical – Ventilation Systems

Main floor back side of Rectory building. There is an evaporative cooler (swamp cooler), that is used during warm weather to provide cooling for the house. There is also a window AC unit on the main floor on the backside of the rectory.

Bathroom exhaust fans provide exhaust in the typical bathrooms.

The ventilation for the mechanical/boiler room includes Exhaust flue for the boiler.

Ventilation Summary:

> There are minimal ventilation systems in the Rectory. The bathroom exhaust fans are at or near their expected service life of 10 years. The Swamp cooler and window exhaust fan have a service life of 15 years.

Plumbing – Existing System

Plumbing – Fixtures

Main Floor Kitchen: Kitchen has a molded 2 compartment sink with manual faucet.

Rectory Basement:

Laundry Room: Cast Iron sink with manual faucets

Staff bathrooms: Countertop drop-in sinks with manual faucet. Floor mounted tank type water closets. Tub shower combinations. All are dated an need some type of repair.

Plumbing Equipment – Existing

Water heater:

The existing domestic hot water plant is located in the basement. The existing water heater is a Reliance # 6-50-Eort-120, Electric, standard efficiency unit with an Input of 4500 W, 36.9 gallons per hour recovery, with a 50 gallon storage capacity. Unit build date was 2019. Expected life is 10 years

Domestic Waste and Water Piping:

The domestic water piping that was visible in the basement around the water softener was copper. The entrance piping appears to be galvanized steel. The piping in the basement that was visible was not insulated. It is not known if the water distribution piping through the facility is insulated. What was visible was not insulated.

Natural Gas Piping:

Natural gas meter is located on the back of the building and gas piping is routed into the Mechanical room. The gas is distributed to the boiler. Gas piping material is black steel with treaded fittings and joints. The existing natural gas piping appears to be in good condition.

Plumbing Summary:

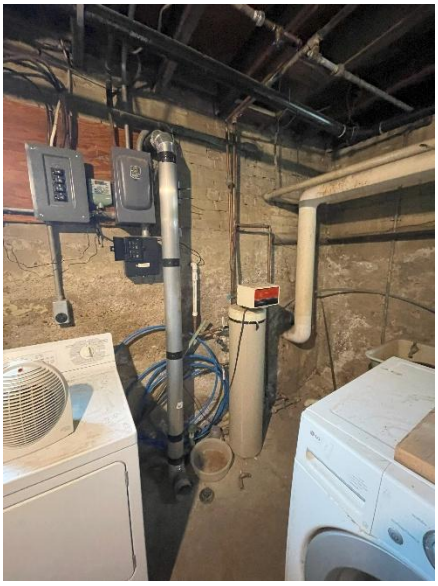
Plumbing fixtures overall appear to be in need of repair or replacement. Kitchen fixtures are the same.

Water heater is approximately 6 years old. Expected service life is 8 to 12 years.

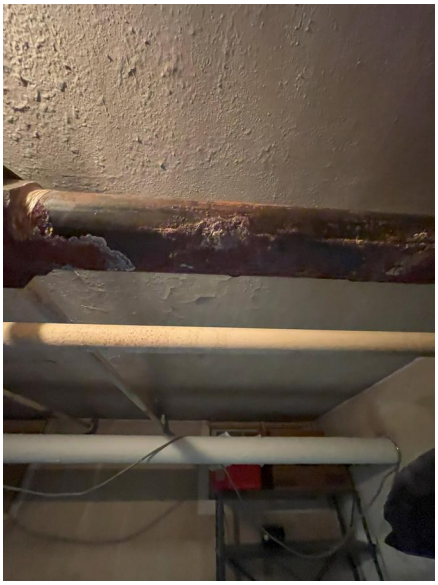
Domestic Water piping that was visible in the basement appeared to be nearing it service life. There was some galvanized piping that was not in good condition. Consider insulating domestic hot water piping.

Natural gas piping was in good condition and no work anticipated.

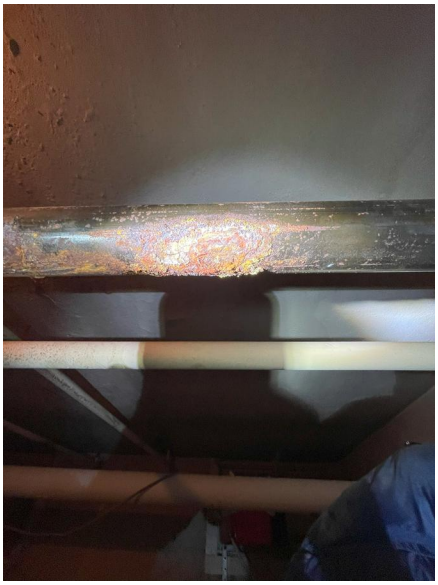
Damaged Boiler- Steam Piping without Insulation



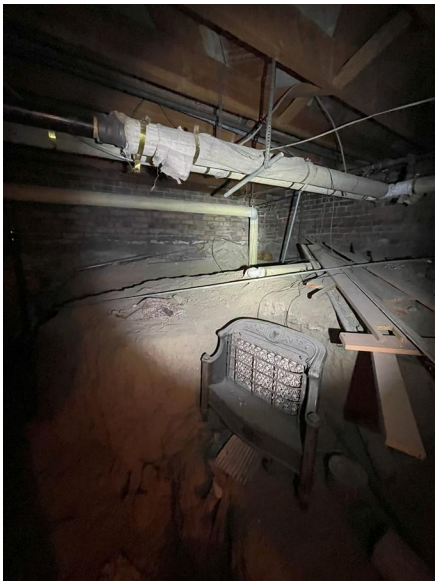
Water Softener and Domestic Copper Piping



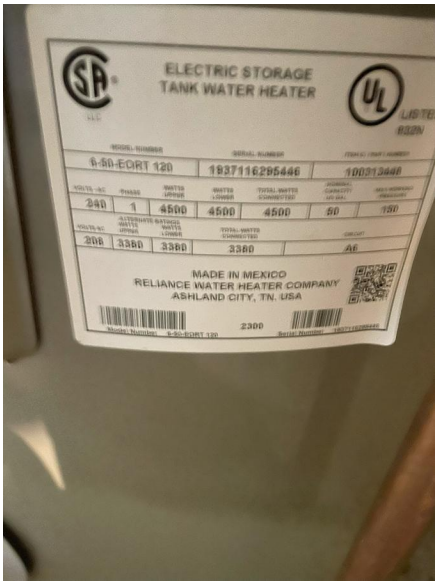
Basement Steam Piping with Pitting and Corrosion



Basement Steam Piping with Pitting

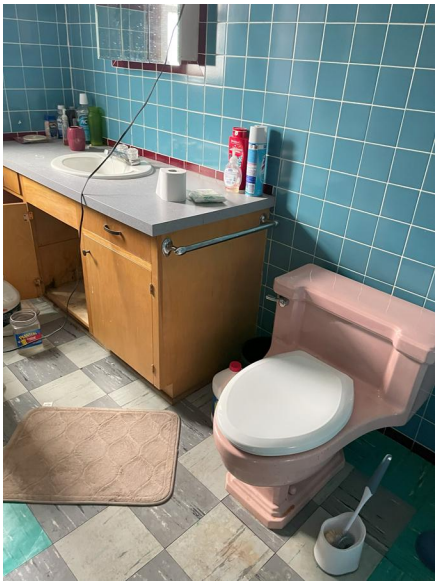


Basement Steam Piping with Insulation coming off

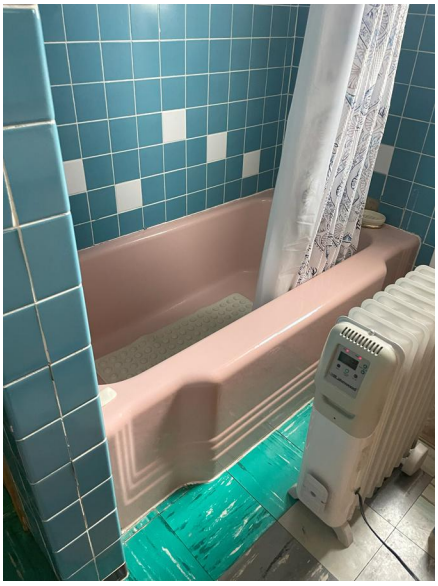


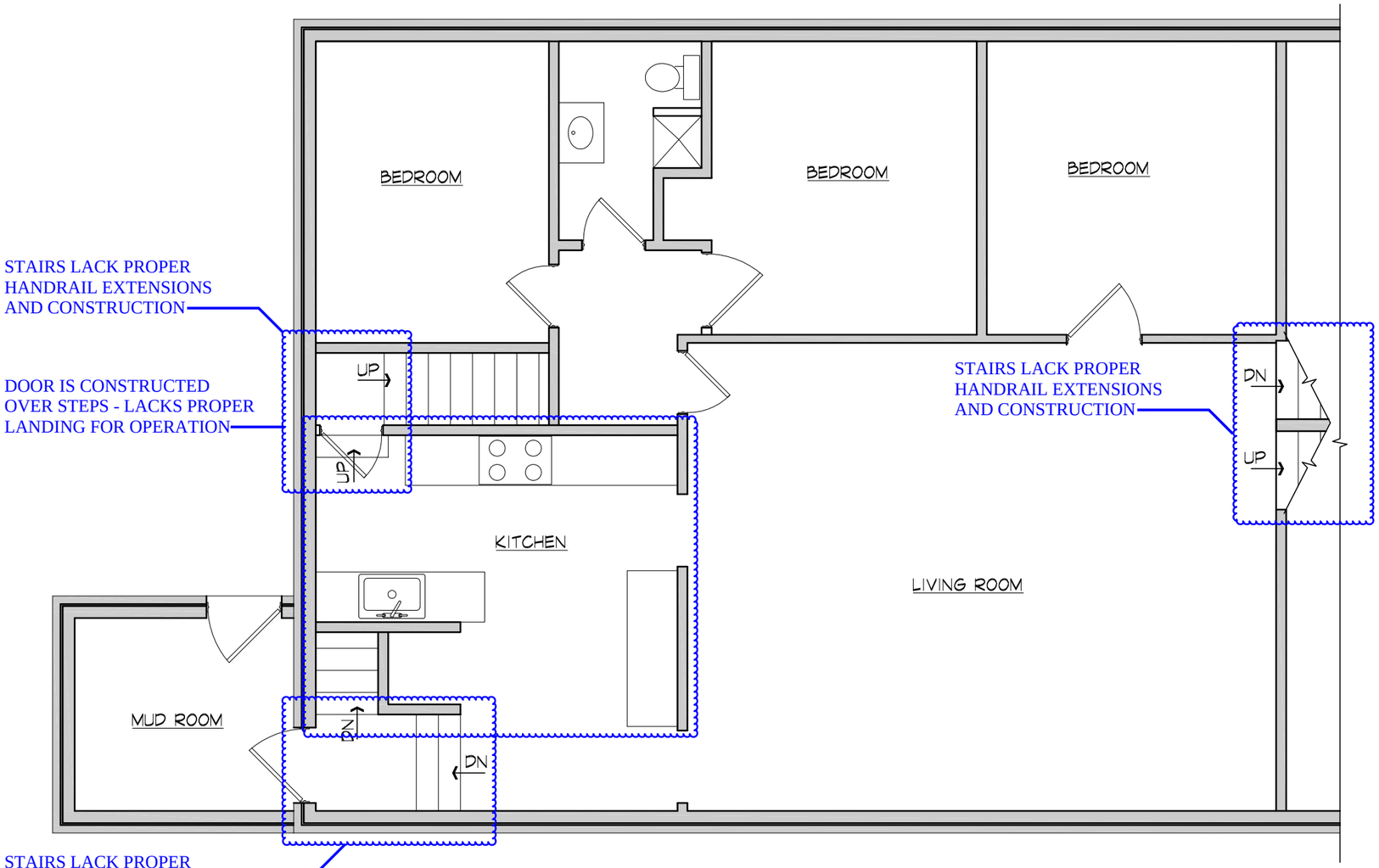
Rectory – 50 gallon Electric Water Heater

Rectory Cast Iron Radiators - Typical

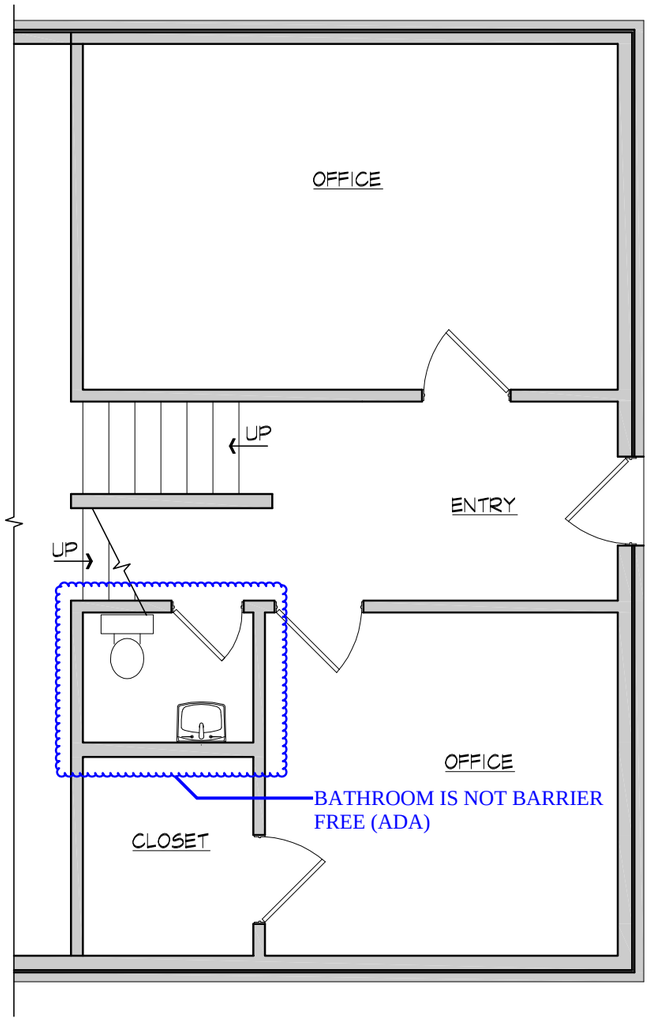


Rectory Outdated Plumbing Fixtures

	
Rectory – Outdated Plumbing Fixtures	**Typical room with Finned Tube Radiation Heaters**
	
Rectory Window AC and Swamp Cooler	**Rectory Gas Meter**



1 / A1.1 MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"

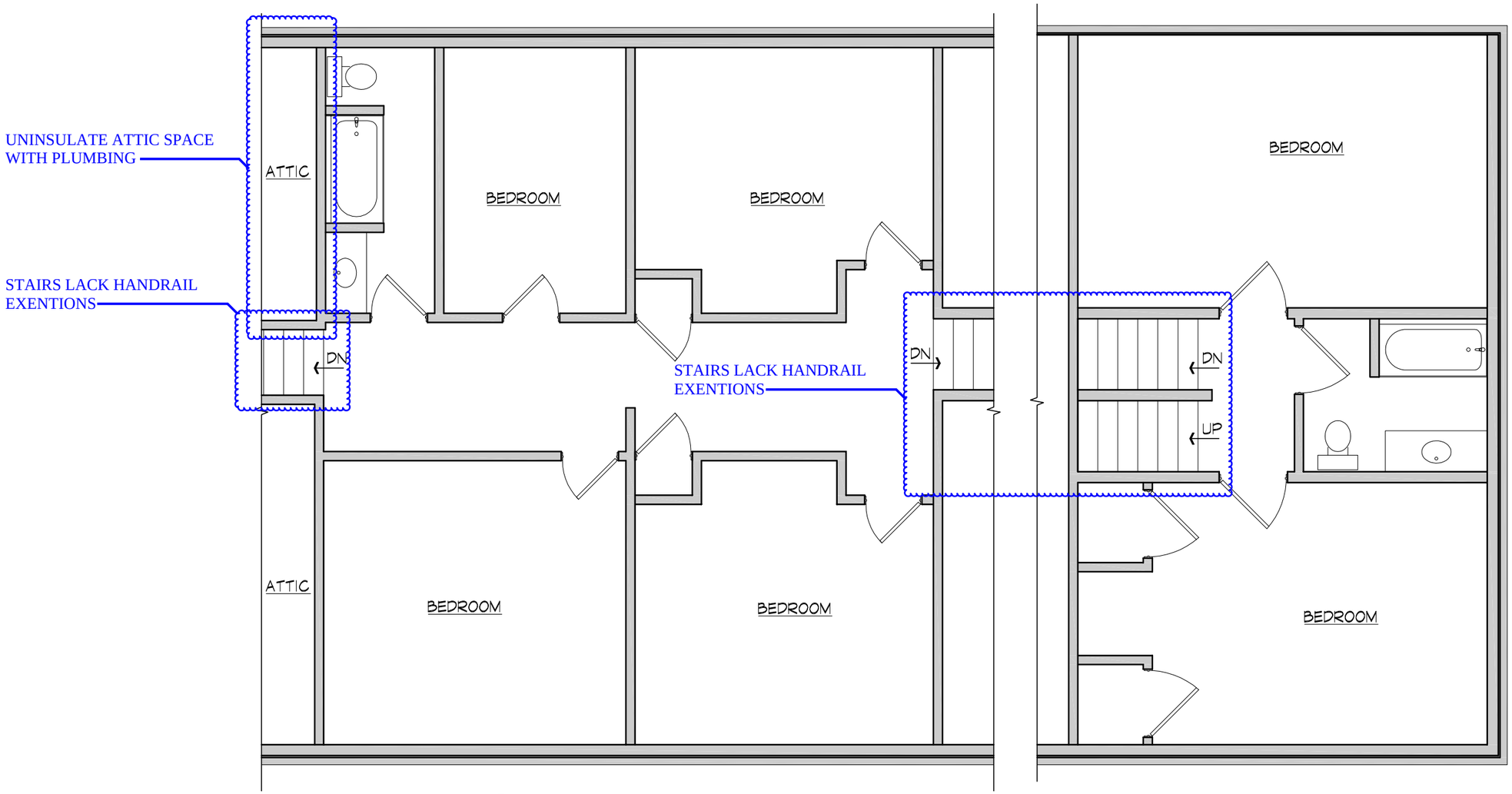


2 / A1.1 GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"

SCALE: N.T.S.
DATE: 3/17/2025

HOLY SPIRIT CATHOLIC CHURCH
ROCK SPRINGS, WYOMING

NORTH



1 / A1.2 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

2 / A1.2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

SCALE: N.T.S.
DATE: 3/17/2025

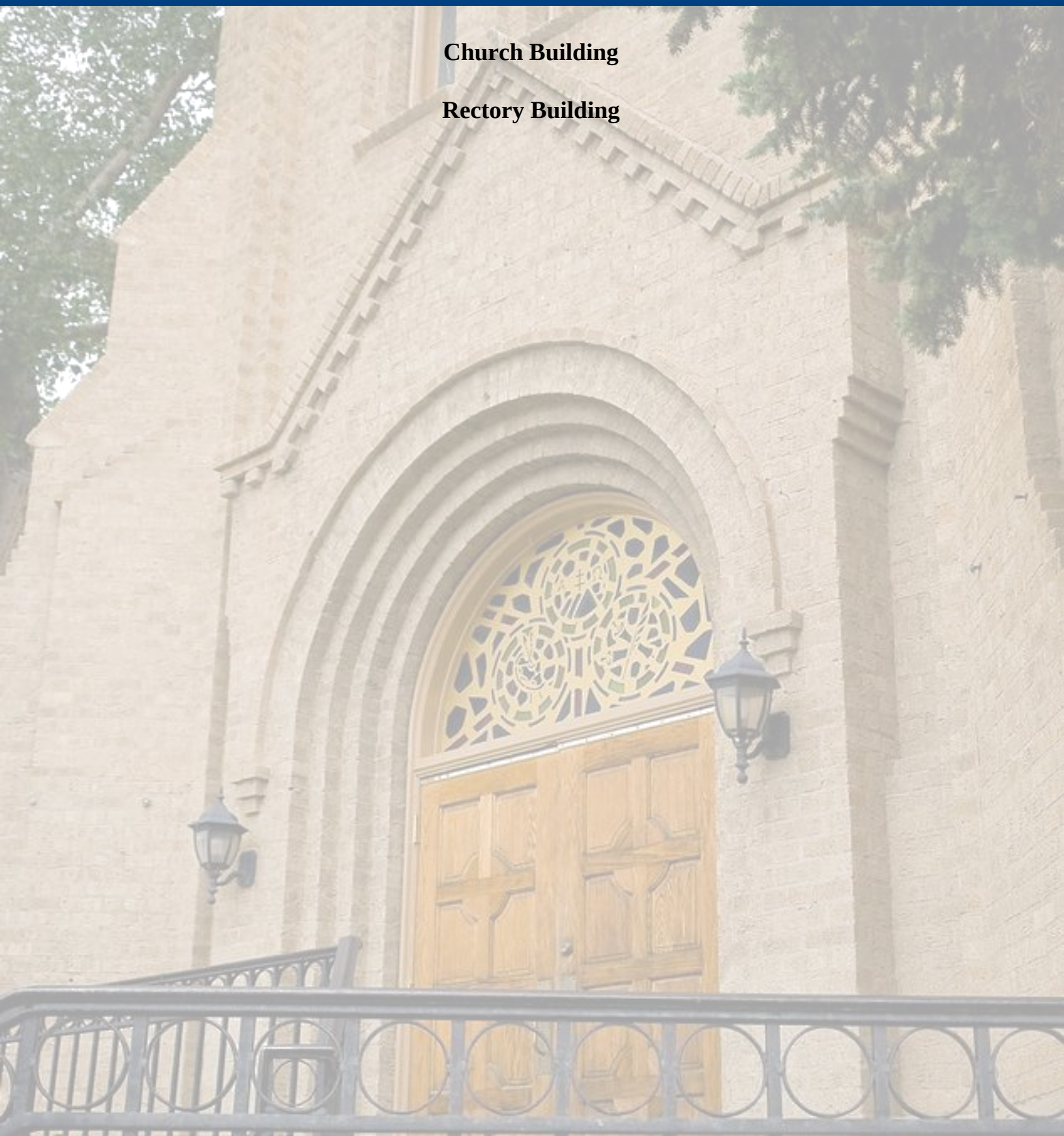
HOLY SPIRIT CATHOLIC CHURCH
ROCK SPRINGS, WYOMING

NORTH

Holy Spirit Catholic Community
Saint Cyril and Methodius

Church & Rectory Evaluations

OPINION OF COSTS



Church Building

Rectory Building

PLAN ARCHITECTS

Project: SCM Church/Rectory Study
Project No: 2504
Project Phase: Study
Documents Dated: 03.17.25

CONCEPTUAL COST ESTIMATE - SAINT CYRIL AND METHODIUS CHURCH

	Quantity	Pricing Unit	Unit Price	Total Cost
Division 1 - General Conditions				
Mobilization	1	ls	$ 4,000	$ 4,000.00
Demobilization	1	ls	$ 4,000	$ 4,000.00
Supervision	90	day	$ 650	$ 58,500.00
General Conditions	90	day	$ 1,150	$ 103,500.00
Waste Disposal Services	6	wk	$ 1,050	$ 6,300.00
Dust Control Devices	45	day	$ 105	$ 4,725.00
Overhead and Profit	$ 1,712,565.00	%	0.085	$ 145,568.03
Bonds & Insurance	$ 1,712,565.00	%	0.025	$ 42,814.13
Total Division 1				**$ 369,407.15**

Construction Costs By Item				
Basement: Boiler Replacement				
- Unit Replacement	1	ea	$ 12,500.00	$ 12,500.00
- Pump Replacement	2	ea	$ 4,500.00	$ 9,000.00
- Impact Allowance (paint/abatement/cleaning)	1	ls	$ 2,500.00	$ 2,500.00
Basement: Multi-Purpose				
- ADA Access to Stage (stage reconstruct)	390	sf	$ 47.50	$ 18,525.00
- Egress Door Upgrades (loading/egress)	1	ls	$ 3,500.00	$ 3,500.00
- Egress Handrail Upgrades (loading/egress)	1	ls	$ 1,500.00	$ 1,500.00
- Window Upgrades (Historically Accurate)	7	ea	$ 1,500.00	$ 10,500.00
- Flooring Replacement (Includes Subfloor)	1,280	sf	$ 26.50	$ 33,920.00
- Lighting Upgrade	12	ea	$ 250.00	$ 3,000.00
- Misc. Electrical Repairs/Upgrades	1,280	sf	$ 8.50	$ 10,880.00
Basement: Restroom				
- Restroom Renovation (Code Clearance at Fixtures)	50	sf	$ 115.00	$ 5,750.00
- Restroom Access Correction (Elevated at Stair)	20	sf	$ 115.00	$ 2,300.00
Basement: Kitchen & Food Service Area				
- Provide Make-Up-Air to Hood / Move Exhaust	1	ls	$ 85,000.00	$ 85,000.00
- Storage Shelves at Dry Storage Rooms	64	lf	$ 22.50	$ 1,440.00
- Upgrade Non-Sanitary Finishes/Equipment	320	sf	$ 12.50	$ 4,000.00
- Upgrade Flooring in Food Service Areas	675	sf	$ 14.50	$ 9,787.50
- Upgrade Ceiling to Food Service Grade	320	sf	$ 10.50	$ 3,360.00
- Remove Carpet - Patch/Paint	460	sf	$ 4.25	$ 1,955.00
- Upgrade Cold/Frozen Storage (Reach-in Style)	6	sf	$ 4,250.00	$ 25,500.00
Basement: Miscellaneous				
- Patch/Seal/Repair Plaster Walls	1	ls	$ 2,850.00	$ 2,850.00
- Patch/Seal/Repair Concrete Walls	1	ls	$ 3,275.00	$ 3,275.00

Project: SCM Church/Rectory Study
Project No: 2504
Project Phase: Study
Documents Dated: 03.17.25

CONCEPTUAL COST ESTIMATE - SAINT CYRIL AND METHODIUS CHURCH

	Quantity	Pricing Unit	Unit Price	Total Cost
Elevator Tower w/ Stair				
- Demolish Old	3	lvl	$ 6,895.00	$ 20,685.00
- Construct New - Foundation	110	lf	$ 185.00	$ 20,350.00
- Construct Lower Level w/ ADA (2) Toilets	600	sf	$ 415.00	$ 249,000.00
- Construct Intermediate (Ground) Level	450	sf	$ 350.00	$ 157,500.00
- Construct Nave Access Level (w/Roof)	450	sf	$ 415.00	$ 186,750.00
- 3 Stop Elevator (w/Installation)	1	ls	$ 120,000.00	$ 120,000.00
- Site Modifications at Exterior	400	sf	$ 70.00	$ 28,000.00
Nave				
- ADA Access to Altar	100	sf	$ 115.00	$ 11,500.00
- Window Upgrades (Stain Glass Preservation) Lrg.	8	ea	$ 5,750.00	$ 46,000.00
- Window Upgrades (Stain Glass Preservation) Med.	4	sf	$ 3,850.00	$ 15,400.00
- Window Upgrades (Stain Glass Preservation) Sml.	2	sf	$ 3,350.00	$ 6,700.00
- Stain Glass Specialist (Pompei Glass Studio)	1	ls	$ 25,000.00	$ 25,000.00
- ADA Acces Renovation to Cry Room / Confessional	350	sf	$ 232.00	$ 81,200.00
- Handrail Upgrades at Entry	1	ls	$ 4,250.00	$ 4,250.00
- Misc. Electrical Repairs/Upgrades	2,205	sf	$ 8.50	$ 18,742.50
- HVAC Upgrade (Ventilation)	1	ls	$ 65,000.00	$ 65,000.00
- Ceiling Repairs (Exposed Fastener Repair)	1	ls	$ 2,550.00	$ 2,550.00
Sacristy w/ Storage				
- Construct Landings at Doors	30	sf	$ 115.00	$ 3,450.00
- Window Upgrades (Historically Accurate)	5	ea	$ 1,500.00	$ 7,500.00
Balcony Access				
- Reconstruct for Compliant Egress	100	sf	$ 165.00	$ 16,500.00
Belfry				
- Construct Landing at Door	1	ls	$ 750.00	$ 750.00
- Reconfigure 2nd Door	1	ls	$ 2,500.00	$ 2,500.00
- Reconfigure Organ Compressor (Overhead)	1	ls	$ 5,000.00	$ 5,000.00
- Handrail Upgrades Lower Belfry	1	ls	$ 2,500.00	$ 2,500.00
- Handrail and Stair Upgrades Upper Belfry	1	ls	$ 15,000.00	$ 15,000.00
- Window Upgrades (Historically Accurate)	6	ea	$ 1,500.00	$ 9,000.00
Attic				
- Construct OSHA Catwalk w/Railing	180	lf	$ 62.00	$ 11,160.00
- Reseat Insulation (Clean Feces)	1	ls	$ 2,250.00	$ 2,250.00
Life Safety				
- Fire Sprinkler System (Non Required)	-	sf	$ 8.50	$ -
- Fire Sprinkler Water Main/Riser (Non Required)	-	sf	$ 8.50	$ -
- Fire Alarm w/Notification (All Levels)	13,080	sf	$ 3.25	$ 42,510.00

PLAN ARCHITECTS

Project: SCM Church/Rectory Study
Project No: 2504
Project Phase: Study
Documents Dated: 03.17.25

CONCEPTUAL COST ESTIMATE - SAINT CYRIL AND METHODIUS CHURCH

	Quantity	Pricing Unit	Unit Price	Total Cost
Exterior				
- Reconstruct Plaza Stair	1	ls	$ 25,000.00	$ 25,000.00
- Repoint Masonry w/Clean and Seal	1	ls	$ 75,000.00	$ 75,000.00
- Installl New Handrail at Loading	1	ls	$ 2,500.00	$ 2,500.00
- Repair Landing/Drainage at Sacristy Patio	1	ls	$ 1,250.00	$ 1,250.00
Subtotal Anticipated Construction Costs				**$ 1,531,540.00**

Miscellaneous Soft Costs				
Permits	$ 1,531,540.00	%	0.010	$ 15,315.40
Owner Contingency	$ 1,531,540.00	%	0.050	$ 76,577.00
Subtotal Project Soft Costs				**$ 91,892.40**

Total Project Cost - Hard & Soft Costs Combined	**$ 1,992,839.55**

Notes:

PLAN ARCHITECTS

Project: SCM Church/Rectory Study
Project No: 2504
Project Phase: Study
Documents Dated: 03.17.25

CONCEPTUAL COST ESTIMATE - SAIN CYRIL AND METHODIUS RECTORY

	Quantity	Pricing Unit	Unit Price	Total Cost
Division 1 - General Conditions				
Mobilization	1	ls	$ 4,000	$ 4,000.00
Demobilization	1	ls	$ 4,000	$ 4,000.00
Supervision	60	day	$ 650	$ 39,000.00
General Conditions	60	day	$ 1,150	$ 69,000.00
Waste Disposal Services	3	wk	$ 1,050	$ 3,150.00
Dust Control Devices	45	day	$ 105	$ 4,725.00
Overhead and Profit	$ 353,087.50	%	0.085	$ 30,012.44
Bonds & Insurance	$ 353,087.50	%	0.025	$ 8,827.19
Total Division 1				**$ 162,714.63**

Construction Costs By Item				
Basement: Boiler Replacement				
- Unit Replacement (Completed During Report)	-	ea	$ -	$ -
Basement				
- Exterior Foundation Excavation and Moisture Barrier	184	lf	$ 335.00	$ 61,640.00
- Interior Foundation Repairs and Refinishing	1,000	lf	$ 35.00	$ 35,000.00
- Abandoned Windows - Infill w/Masonry	7	ea	$ 815.00	$ 5,705.00
- Plaster Repairs - Misc. Walls	1,000	sf	$ 3.35	$ 3,350.00
- Paint Throughout	1,000	sf	$ 6.25	$ 6,250.00
- Lighting Upgrade	1,000	sf	$ 1.15	$ 1,150.00
- Misc. Electrical Repairs/Upgrades	1,000	sf	$ 2.25	$ 2,250.00
Living Quarter: Bathrooms				
- Replace Failing/Worn Flooring	172	sf	$ 12.50	$ 2,150.00
- Replace Failing/Worn FRP (1 Bathroom)	1	ls	$ 1,150.00	$ 1,150.00
- Plaster Repairs - Misc. Walls	125	sf	$ 3.35	$ 418.75
- Upgrade Lighting (EA Bathroom)	3	ea	$ 165.00	$ 495.00
- Upgrade Plumbing Fixtures (EA Bathroom)	3	ls	$ 3,250.00	$ 9,750.00
Living Quarter: Bedrooms				
- Plaster Repairs - Misc. Walls	750	sf	$ 3.35	$ 2,512.50
- Upgrade Lighting (EA Room)	9	ea	$ 165.00	$ 1,485.00
Attic				
- Insulate Walls/Roof	675	ls	$ 2.75	$ 1,856.25
- Install Commercial Condensate Pans	2	ea	$ 175.00	$ 350.00

PLAN ARCHITECTS

Project: SCM Church/Rectory Study
Project No: 2504
Project Phase: Study
Documents Dated: 03.17.25

CONCEPTUAL COST ESTIMATE - SAIN CYRIL AND METHODIUS RECTORY

	Quantity	Pricing Unit	Unit Price	Total Cost
Living Quarter - Miscellaneous Areas				
- Provide Compliant Handrails at Stairs (EA Stair)	3	ls	$ 1,250.00	$ 3,750.00
- Upgrade Lighting (EA Room/Area)	10	ls	$ 165.00	$ 1,650.00
- Restretch Carpet	1	ls	$ 750.00	$ 750.00
- Replace Worn Carpet	250	sf	$ 8.50	$ 2,125.00
- Install Fire Alarm	250	sf	$ 8.50	$ 2,125.00
Kitchen				
- Reconfigure Opening at Rear Steps	1	sf	$ 1,750.00	$ 1,750.00
- Upgrade Cabinetry	1	ls	$ 12,500.00	$ 12,500.00
- Upgrade Flooring	180	sf	$ 12.50	$ 2,250.00
- Upgrade Appliances	1	ls	$ 3,500.00	$ 3,500.00
Exterior				
- Repair/Replace Gutters	100	lf	$ 33.00	$ 3,300.00
- Repoint Masonry w/Clean and Seal	1	ls	$ 60,000.00	$ 60,000.00
Subtotal Anticipated Construction Costs				**$ 229,212.50**

Miscellaneous Soft Costs				
Permits	$ 229,212.50	%	0.010	$ 2,292.13
Owner Contingency	$ 229,212.50	%	0.050	$ 11,460.63
Subtotal Project Soft Costs				**$ 13,752.75**

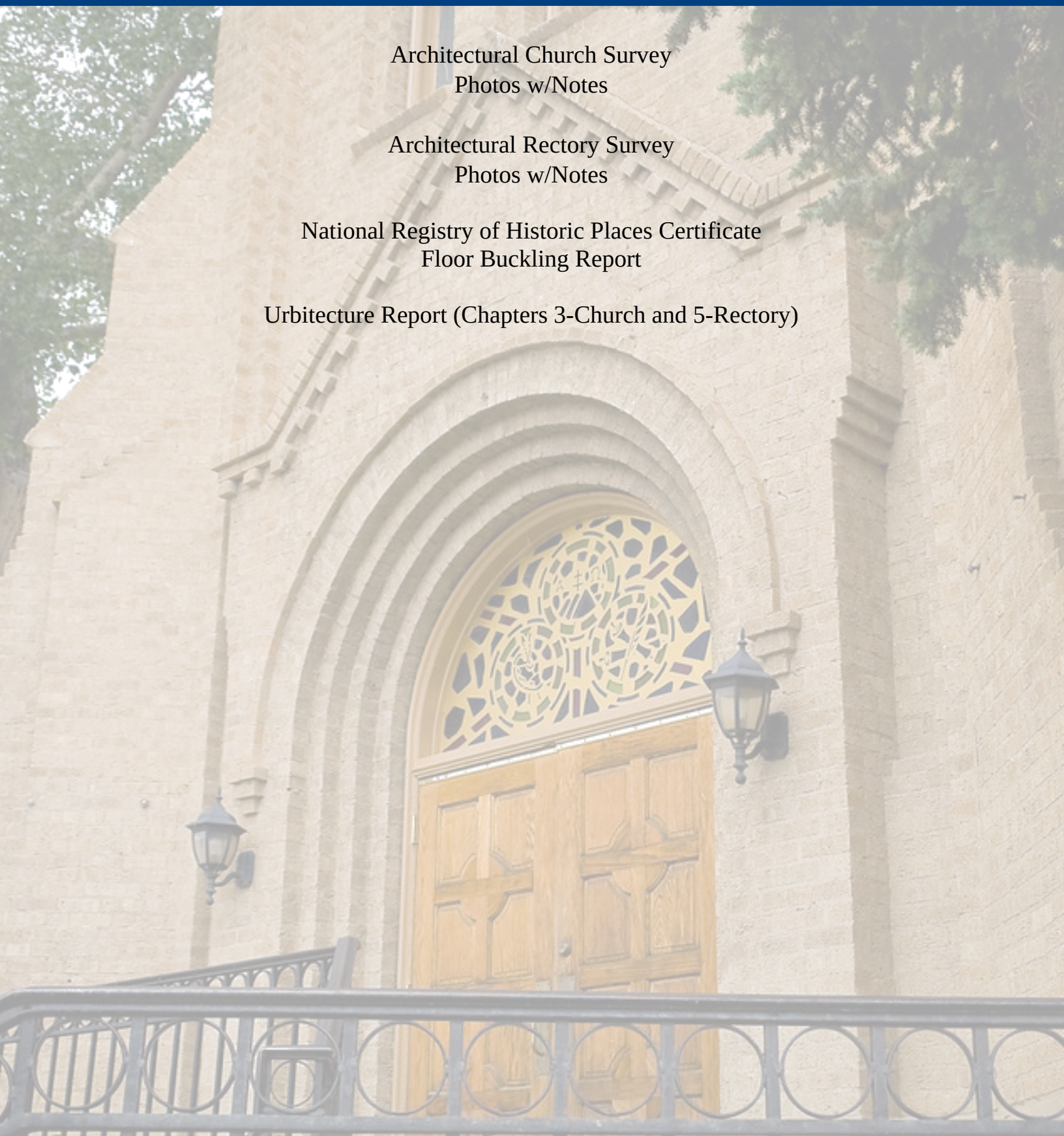
Total Project Cost - Hard & Soft Costs Combined	**$ 405,679.88**

Notes:

Holy Spirit Catholic Community
Saint Cyril and Methodius

Church & Rectory Evaluations

APPENDICES



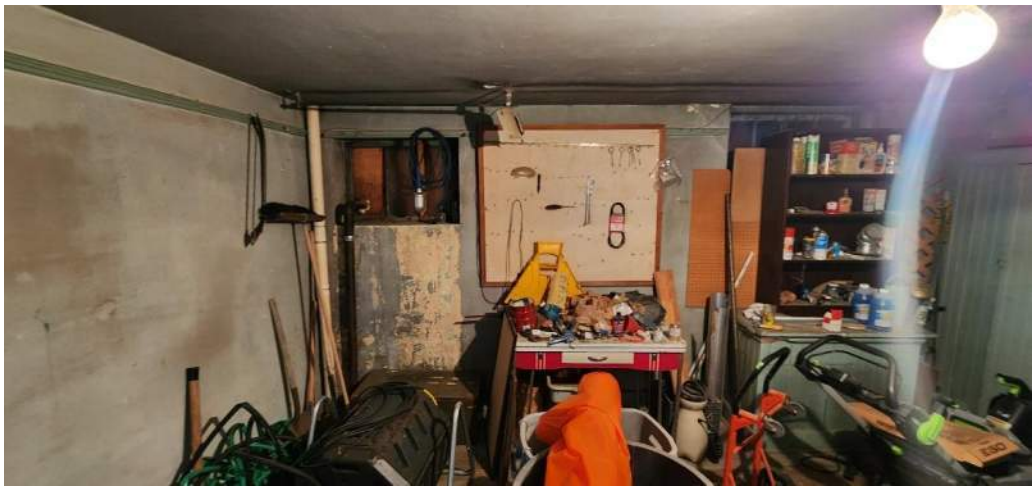
Architectural Church Survey
Photos w/Notes

Architectural Rectory Survey
Photos w/Notes

National Registry of Historic Places Certificate
Floor Buckling Report

Urbitecture Report (Chapters 3-Church and 5-Rectory)

Storage and the main boiler are located in rooms under the sanctuary, accessible from the exterior. The rooms are packed with a number of items from lawn equipment to household goods.



Storage and the main boiler are located in rooms under the sanctuary, accessible from the exterior. The rooms are packed with a number of items from lawn equipment to household goods.

A smaller door to access space under the exterior stair to the sanctuary above, not opened.

The access to the space is narrow. Creating a challenge for boiler replacement if required.

The existing boiler is aged and appears to be similar to the boiler in the Rectory, which recently failed.

In the deeper areas of the boiler room, trash and other things remain.
These items should be cleared and the area cleaned to prevent rodent infestation.

There was areas of damage under the slab above where rebar was visible. This should be prepped and patched, and the top surface confirmed no point of infiltration remains.

Some of the framing in place within one of the storerooms adjacent to the boiler room. There is significant water damage visible. Further investigation of the cause should be performed and any necessary sealing from above performed.

Shelves within the storeroom are wood and show moisture damage.
These should be removed and the walls repaired and painted.

Circulation pumps for the heating system appear to have leaked, oil residue is present on the coupling and the ground around the units.

Stage does not have a code compliant access (Stair or Ramp) for users.
Currently mostly used for storage.

Exterior loading/egress door lacks operation of the second leaf in an emergency. Current codes require both leaves to become active in an emergency. The stair does not have a compliant handrail with extensions and balusters.

Exterior windows are single pane and not energy efficient. The multi-purpose space is currently used as a soup kitchen, an abundance of cold storage (fridge/freezers) are present.

The floor is worn and requires repair for sanitary use within an eating establishment.

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The stair does not have a compliant handrail with extensions and balusters.

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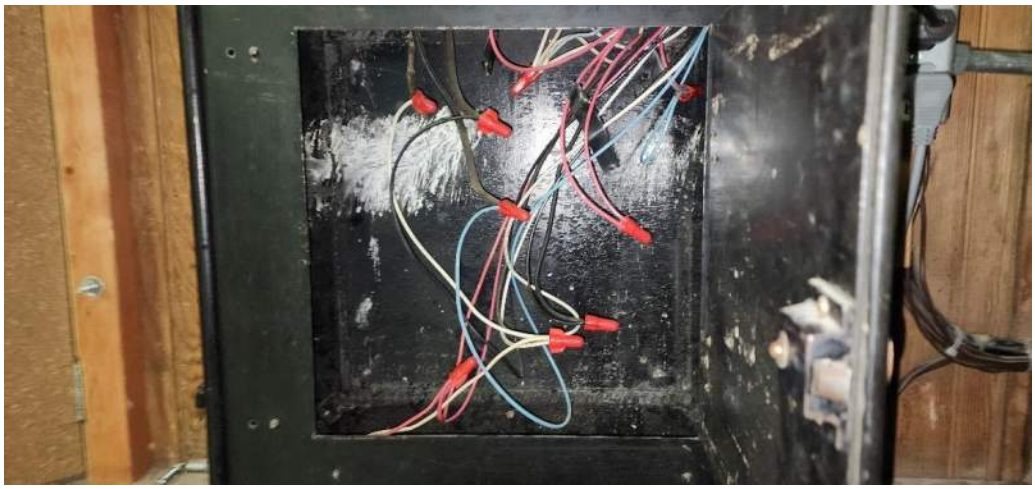
The landing is adequate at the tope of the stairs. The door into one of the mechanical/storage spaces encroaches within the clear egress path of the designated exit door.

The existing floor system is a wood purlin on grade with wood plank decking. The floor is worn with some areas of failure visible, creating an issue with sanitary use as a soup kitchen. No vapor barrier was visible at the location viewed, creating another potential issue related to sub grade conditions influencing the occupied space.

Stage has been primarily used for storage. Curtains are present to help hide various items stored. The use of curtains to separate storage, unless flame resistant, are also concerning.

Older electrical panels remain in use, items remain stored in front of panels, creating additional hazard.



Panels have been converted into junction boxes (see electrical report for additional info)

Uncovered junction boxes were visible, this is violation of the National Electric Code.

Storage within mechanical spaces is creating both hazard and serviceability issues for equipment.

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Storage within mechanical spaces is creating both hazard and serviceability issues for equipment.

Lighting has been retrofitted at some point in time, this is evident by the amount of surface conduits visible. In some instances, light fixtures remain open and wires exposed, a violation of the National Electric Code.

A light switch was missing its cover plate, a violation of the National Electric Code.

The basement is cast concrete and remains in good shape.
Basement windows are single pane and lack efficiency or compliance with modern codes.

Thresholds were present to provide smooth transitions at the exterior loading/egress door.

The small portions of the building remain with a sandstone foundation or load bearing wall. Toward the south and under the main entry stair, some water staining was visible on the stones. No excessive wear is visible and the stones remain in good condition.

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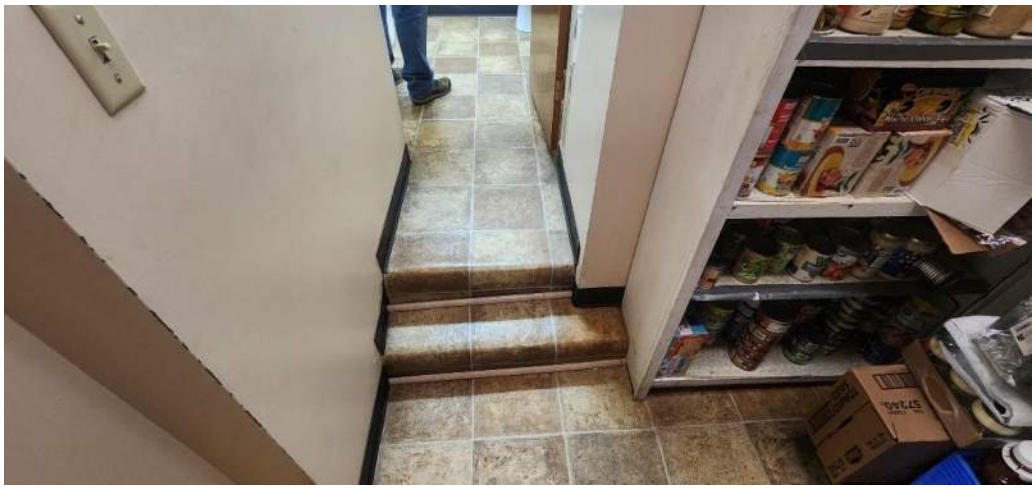
Some staining was also visible on the underside of the concrete landings above.

Some staining was also visible on the underside of the concrete landings above.

Floor drains are present in the larger storage area.

Existing basement windows are single pane and at grade, lacking energy efficiency. They do not meet current efficiency and energy code standards.



Flooring from the dry storage to the small staff restroom lack handrails, they also are finished in a way that make them non compliant for nosing requirements under Chapter 10 of the 2024 IBC.

The storage room has both dry and wet goods stored within it.
Shelving should be non-porous for food service needs.

Items are stored within 18” of a ceiling, non-compliant with the International Fire Code, Chapter 3.

The small restroom exists under an exterior stair landing that access the sanctuary area. A recent leak has been resolved and drainage modified on the landing on the exterior side. Due to the size of the crack, a more structural repair should be made.

Finishes around fixtures in the restroom are not hard and non-porous, a requirement of the 2024 IBC under Chapter 12, and as required by Local Authorities having Jurisdiction (AHJ).

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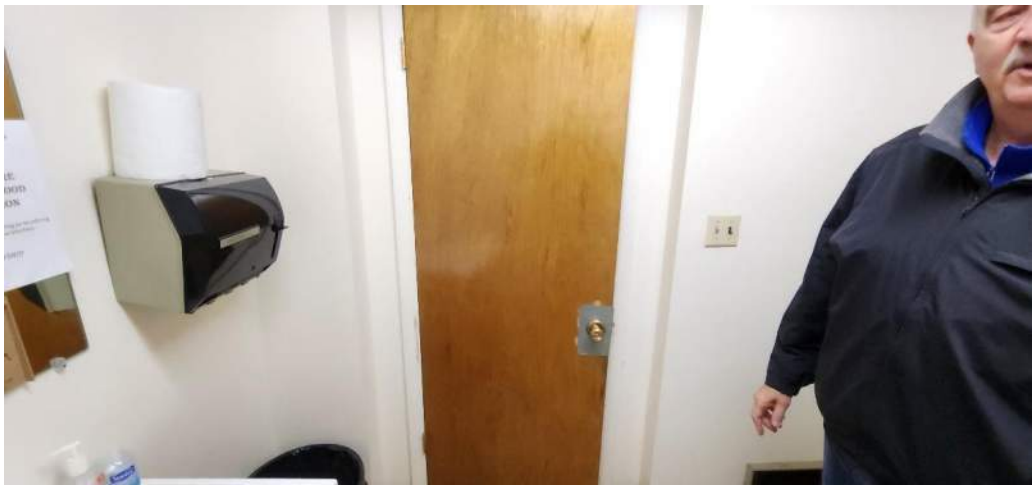
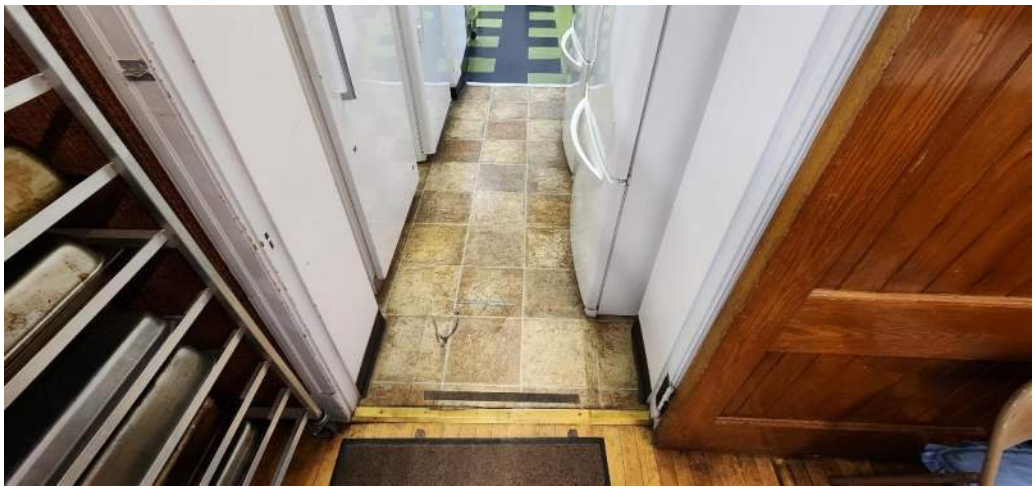


Doors are narrow and limit access to more able bodied individuals.

Ventilated cavities are present in the base of the wall on 2 sides. Use of these is unknown. It is believed these cavities may exist to allow ventilation in the walls to mitigate moisture infiltration.



Access to the kitchen obstructed by a number of fridges/freezers for cold storage. The flooring is torn and create sanitary concerns for spills, etc. Flooring should be non-slip, non-porous, and resistant to grease and other chemicals/fluids.

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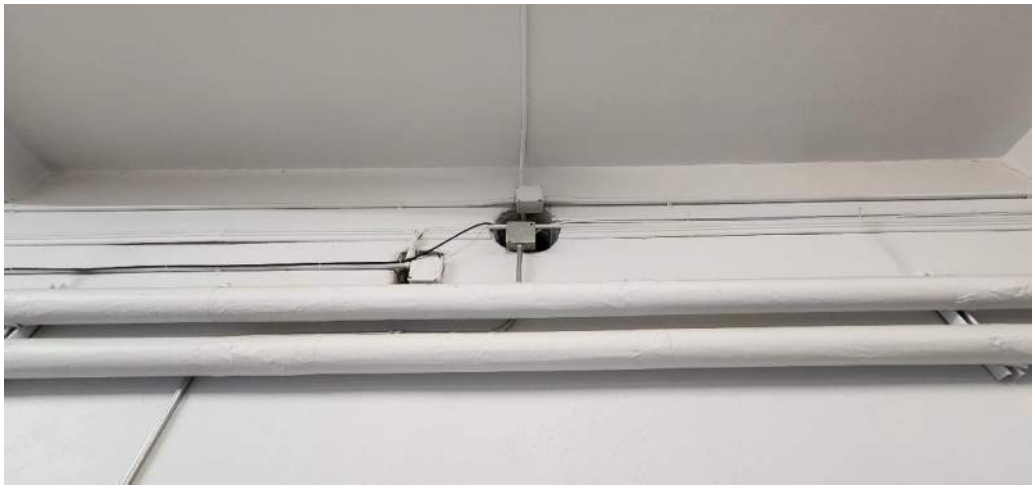
The kitchen has bare minimums for compliance, i.e., a suppression hood over the stove and a 3-compartment sink. Other items lack sanitary requirement. I.E. pours wood surfaces or worn laminate on wood. Items should be replaced with stainless food service grade equipment.

The grease hood has required fire suppression built in.

The ceiling within the kitchen appears aged and in need of cleaning/replacement.

The kitchen has bare minimums for compliance, i.e., a suppression hood over the stove and a 3-compartment sink. Other items lack sanitary requirement. I.E. pours wood surfaces or worn laminate on wood. Items should be replaced with stainless food service grade equipment.



Where previous equipment was removed, holes remain and are used to route utilities through. The above was where a projector once shone through.

The old projector booth remains with some finishes removed for access. A code compliant access should be constructed, or the booth should be removed in its entirety to remove the hazard of the unoccupied space which has furnishings within it.

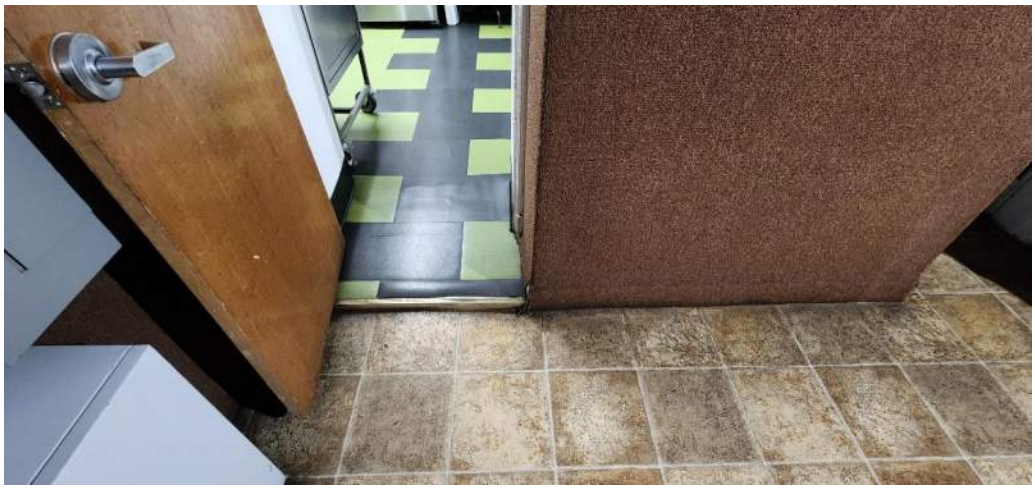
The old projector booth remains with some finishes removed for access. A code compliant access should be constructed, or the booth should be removed in its entirety to remove the hazard of the unoccupied space which has furnishings within it.

An excessive number of items was stored in the limited space below the projector booth.

Excessive cut out remains in a storage room for utility upgrades. The wall should be patched back.

Excessive cut out remains in a storage room for utility upgrades. The wall should be patched back.

An upgraded electrical panel can be seen above a heater.

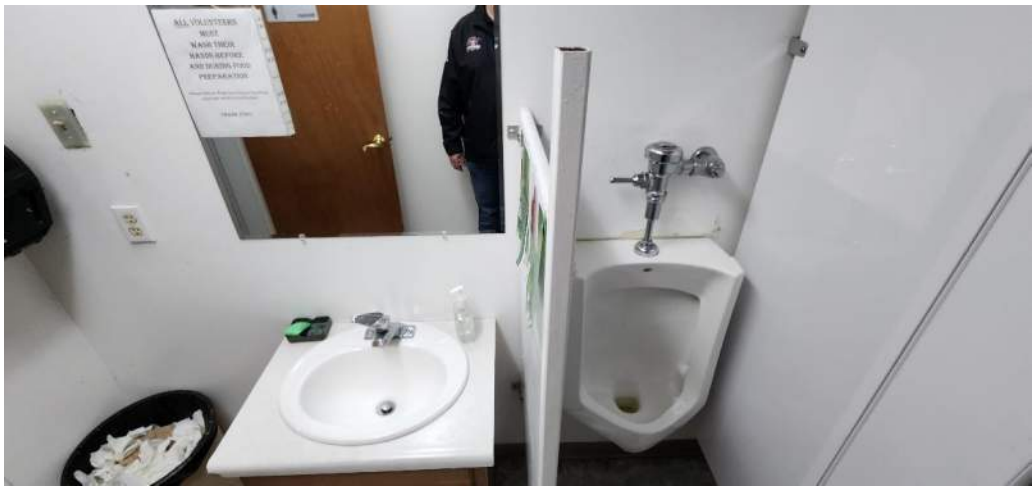


An inconsistent floor transition exists at one of the kitchen entry ways. This is a small hazard when accessing the work space with items in hand and should be corrected to a sloped transition.

Penetrations through various walls should be patched to improve fire safety characteristics of the walls throughout the basement.

In the storage room near the kitchen, there is evident water damage at the foundation. There was at one time a water line leak that existed for an extended period of time. Damage should be repaired.

There is a larger toilet room with both urinal and toilet stall. Again the hard and non-absorbent finishes around fixtures as outlined in the International Building Code.



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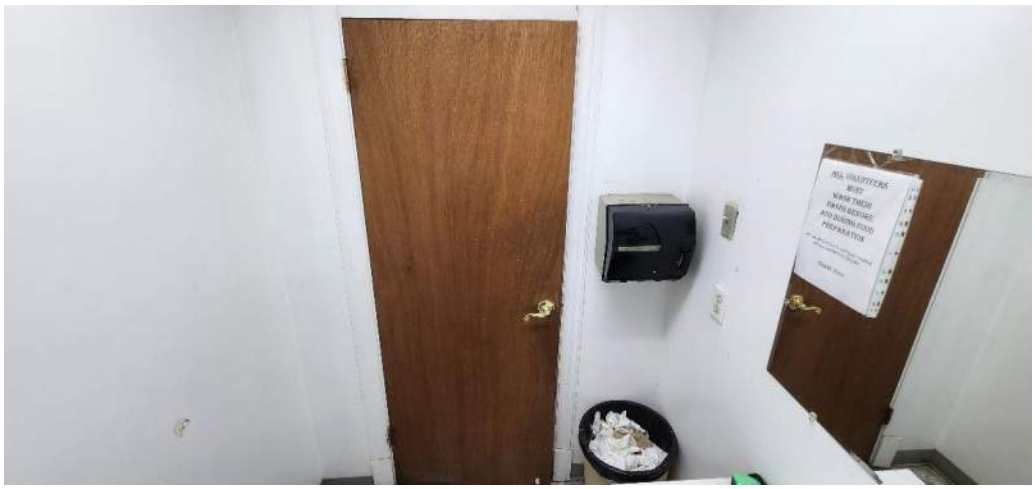
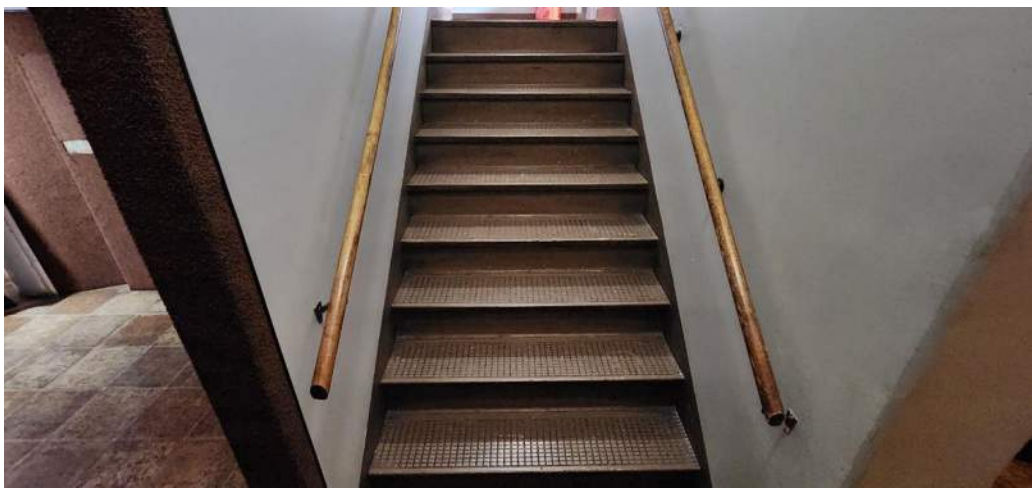
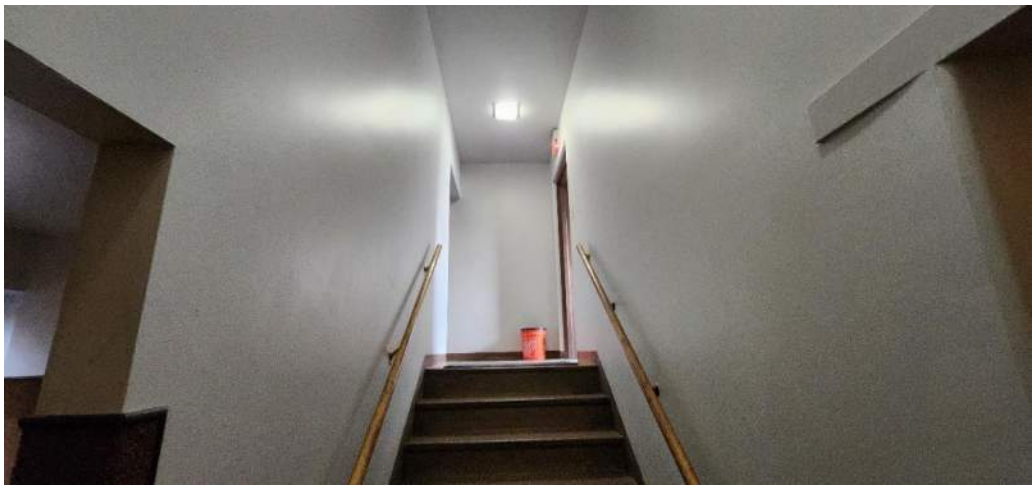


Churches are exempt from Title III of the ADA, thus were not required to be brought to compliance within the limitation period. However, for use by elderly or those with disability, the facility should be upgraded accordingly. Upgrades would be required to comply with the IBC and the ANSI A117.1, which churches and places of worship are not exempt from. Renovations to the church must then comply.

A ventilation fan was visible in the wall of the restroom, however, the fan did not operate during our walk. Proper ventilation to the restroom should be provided.



Proper handrail extensions are not present on both rails.



Landings and stair widths are adequate in the addition to be considered for path of egress.

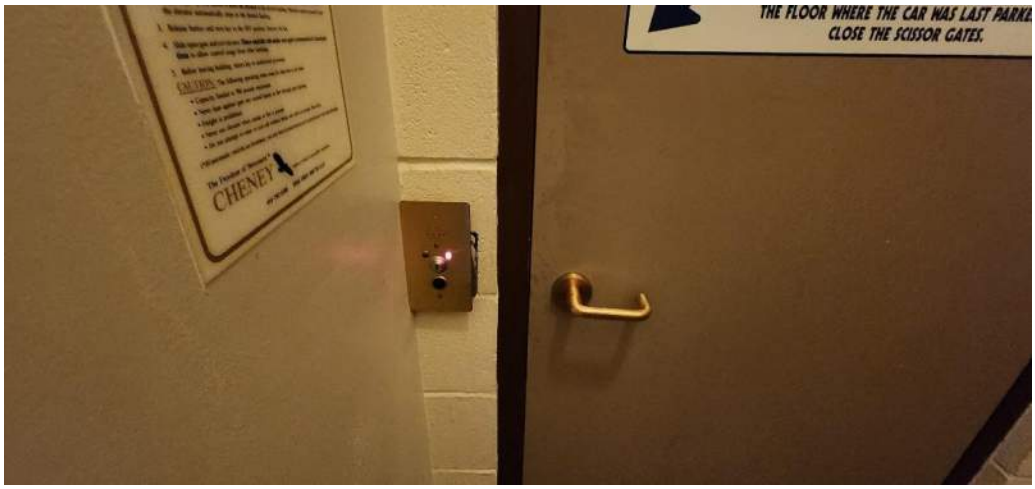
Many of the doors within the space are not 36” wide, thus are not barrier free compliant.

Carpet is applied to walls for acoustics. The lower level is used as a soup kitchen. Though the carpet appears to be clean, it should be note that as a wall finish with food prep in the area, sanitary finishes should be utilized.

There is settlement visible where the elevator addition adjoins the building. This movement appears to have stopped and is not excessive. Walls should be properly repaired to conceal past settling.

Multiple types of egress lighting is present, however, exit signage did not light up as required. New egress fixtures should be considered.

Storage is present under the stairs.
The stair is protected by GWB as required to protect the path of egress above.



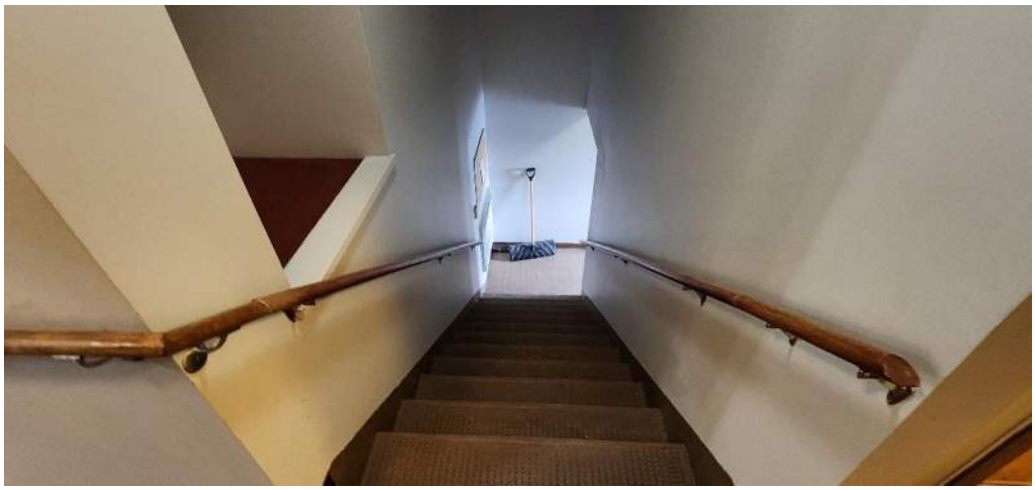
Elevator controls are keyed, and are directly adjacent to the door.
Barrier free clear area at doors is not present.

The elevator is considered “Limited Use/Limited Access” (LULA) under the current building codes. Meaning it is allowed to a component of the accessible route, but has limitations. This unit does not have an automatic return to floor function upon loss of power, leaving users stranded.

The dimension of the car is restricted to the width of the door and does not comply with the current 48” minimum cab width of a LULA. Accessible space at the door is not present.

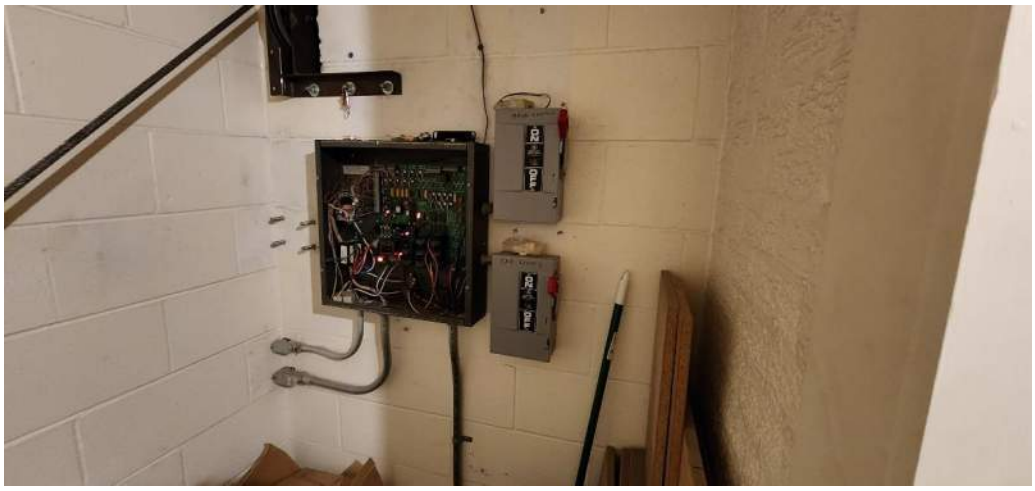
The door is equipped with a closer, latch, and handle. Without clear area adjacent to the door, a person in a wheelchair cannot operate the machine solo, it requires assistance.

Turning radius within areas of the elevator addition lack the required 60” for barrier free usability.



Handrail extensions to the basement were provided on 1 side, other side is non-compliant.

The elevator equipment is aged. It is a cable driven lift system with parts no longer in production. Replacement would require reconstruction of the entire hoistway.



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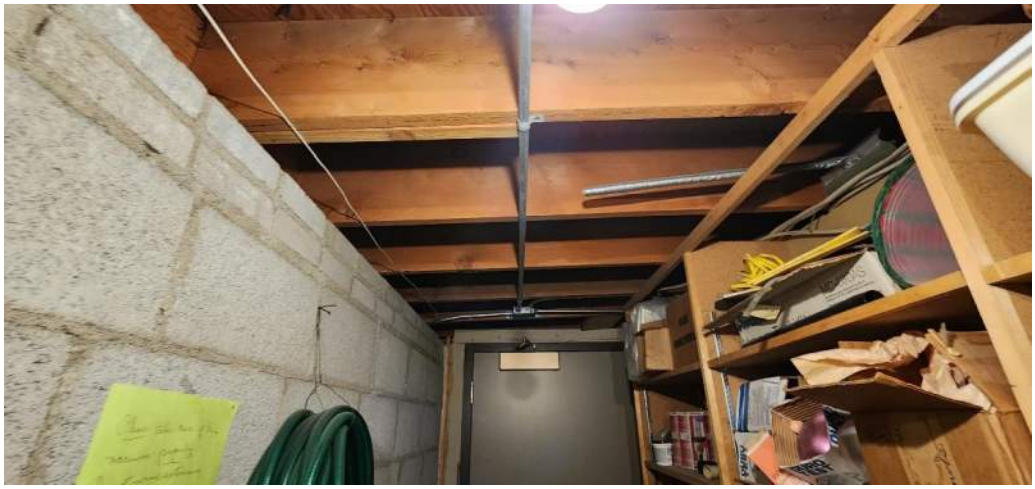

The structure of the addition appears in good condition. No concerns noted.

The accessible route from the addition into the church is restricted.
Without the door, complies with minimum requirements.

The accessible route from the addition into the church is restricted.
Without the door, complies with minimum requirements.

The existing Sanctuary and Altar are well maintained. New displays and audio have been added in the past using surface mounted raceways. Handrails are present at the Altar steps, however, no means for barrier free compliance are provided.

Church pews are used to provide seating for approximately 270 parishioners. Clear floor area is present adjacent to the front pews which could be utilized for wheelchairs if needed. No accessible pews exist. Accessibility from the lower level to the Nave, however, is not code compliant.

Stained glass is present on the interior, storm windows are present to protect them on the exterior.

The Choir and Organ balcony is also well maintained. Narrow stairs are present for able body access, no means for disability access exists to the balcony, limiting its use.

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Stained glass is present on the interior, storm windows are present to protect them on the exterior.

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The Priests Chair (Presider's Chair), is elevated on a small platform upon the Altar itself. Handrails on a platform of this type can often be avoided due to depth of first step and its limited use.

The Nave has adequate center aisle width, with perimeter aisles, for circulation. Visible egress and emergency exit signage over the main entry are not clearly visible from within the space.

Additional speakers and lighting can be seen installed on wall.
Ventilation serving the space has been modified with certain registers blocked off from use.
Free air ventilation required by code may be impeded as a result.

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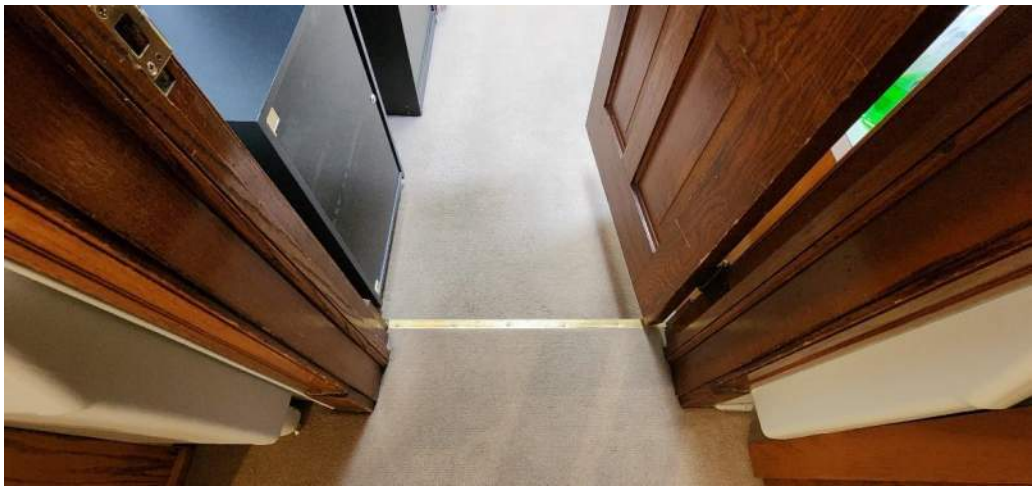
Ventilation serving the space has been modified with certain registers blocked off from use.
Free air ventilation required by code may be impeded as a result.



A step in the doorway is present from Altar to Sacristy without proper landing on swing side.

The Sacristy contains plumbing and electronics for music and bells. The space appears to be in overall good condition. A level room-to-room transition would allow for barrier free access.

The Sacristy contains plumbing and electronics for music and bells.
The space appears to be in overall good condition.

Quadrabell brand electronics for bells remain well maintained and in operation.

Storage is contained within the Sacristy.
The Sacristy also contains a separate entry providing easy access from the adjacent Rectory.

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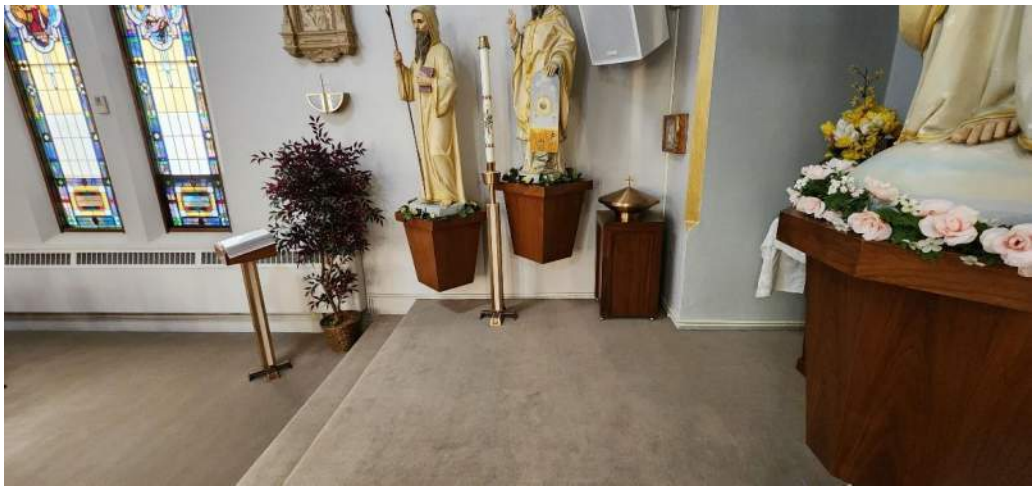
The Sacristy also contains a separate entry providing easy access from the adjacent Rectory.

Exterior windows in the church, Sacristy included, do not meet current energy conservation codes.

Boiler heat is present in the Sacristy. Windows are operable to allow for fresh air within the space.



Statues of Saint Cyril and Methodius are anchored through the wall and remain in fixed position.

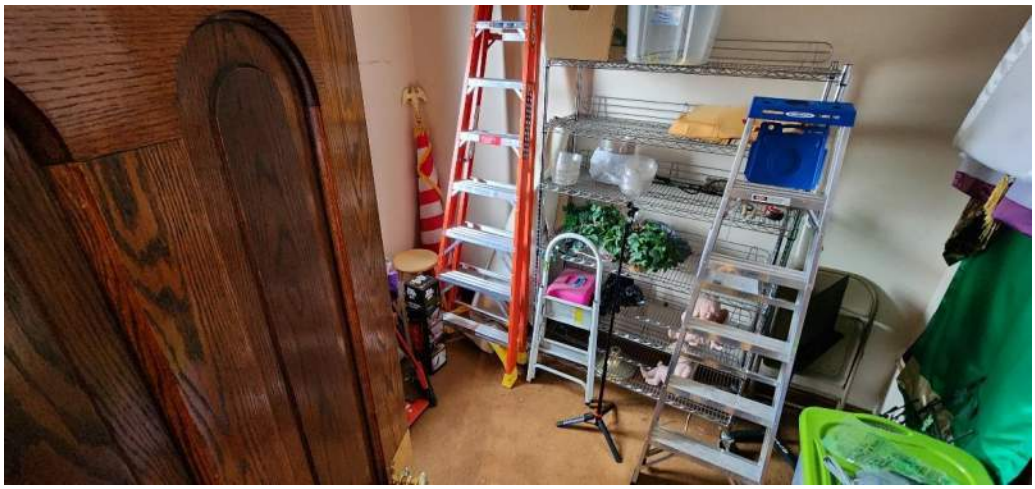
A smaller storage room exists off the Altar, also with a step in the doorway and lack of landing.

A smaller storage room exists off the Altar, also with a step in the doorway and lack of landing.

Paint had previously peeled within the space.

Both the Sacristy and this store room are located under flat roof structures with single-ply membranes.

Visible paint damage appears to be aged and in need of repair.

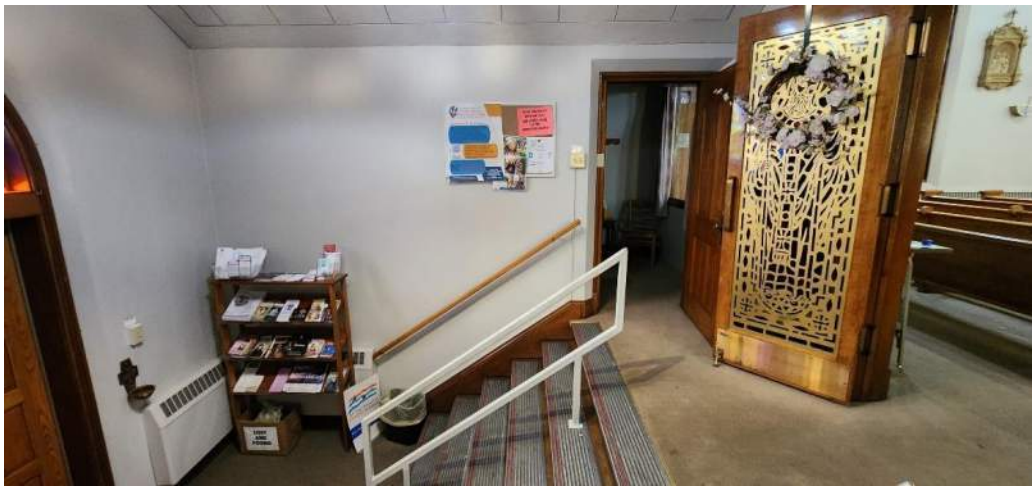


A number of different items for us during services are visible, including ladders and chairs.

Intermediate handrails at the main entry stairs are present as required. However, all rails present have some form of deficiency for code compliance either in height or extension at the ends. Doors lack egress hardware and rely on manual unlocking for exiting. Daylight is visible through the system, indicating it poor sealing. Repairs have also been made as mating plates are visible on only one of two leaves.

Stained glass is in good condition, but again lacks compliance with energy efficiency.

An accessible route for a wheel chair is not present into the Cry Room. The door for the room lacks clear floor area on the strike side. The Nave doors disrupt access due to their projection on the landing.



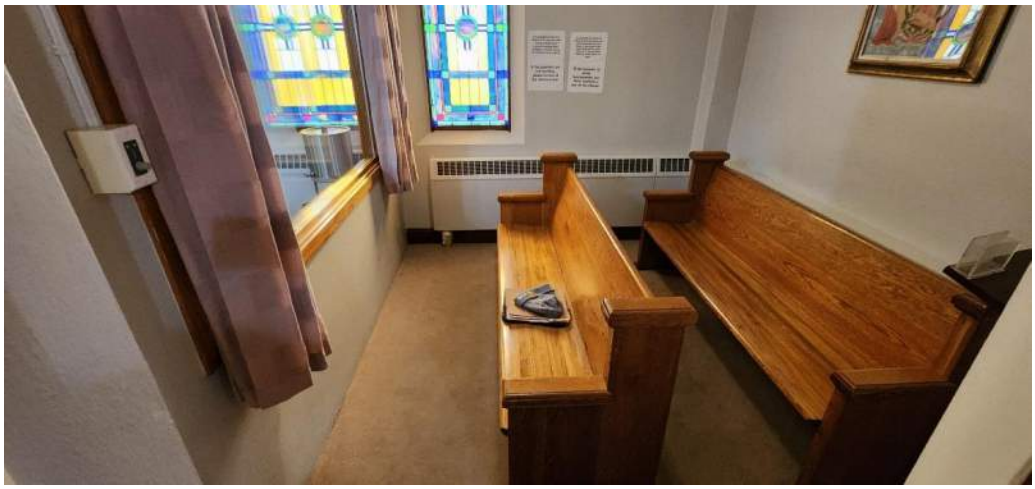
An accessible route for a wheel chair is not present into the Confessional. The door for the room lacks clear floor area on the strike side. The Nave doors disrupt access due to their projection on the landing.

Intermediate handrails at the main entry stairs are present as required. However, all rails present have some form of deficiency for code compliance either in height or extension at the ends.

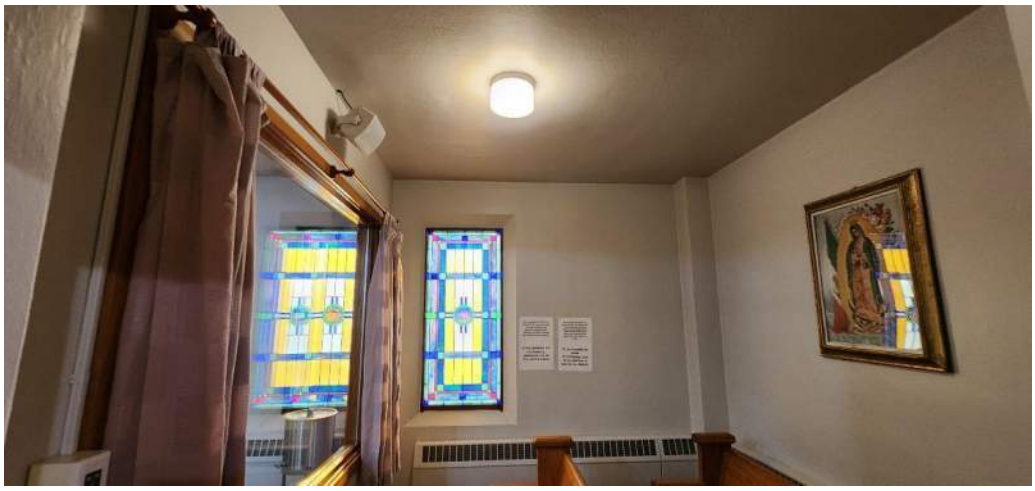
The ceiling in the entry is in good shape and shows no sign of issue. Lighting within the space remains aged and could be upgraded (bulb or fixture), for energy efficiency.

Doors into the Nave, Confessional, and Cry Room, all limit ease of access to various spaces when fully opened, restricting barrier free accessibility.

Treads are an aged product, however, are in good condition with suitable texture present for safety.



The Cry Room has no area for accessible use, restricting barrier free use if needed.



Stained glass windows remain in good condition, but lack multi-pane design and energy efficiency.

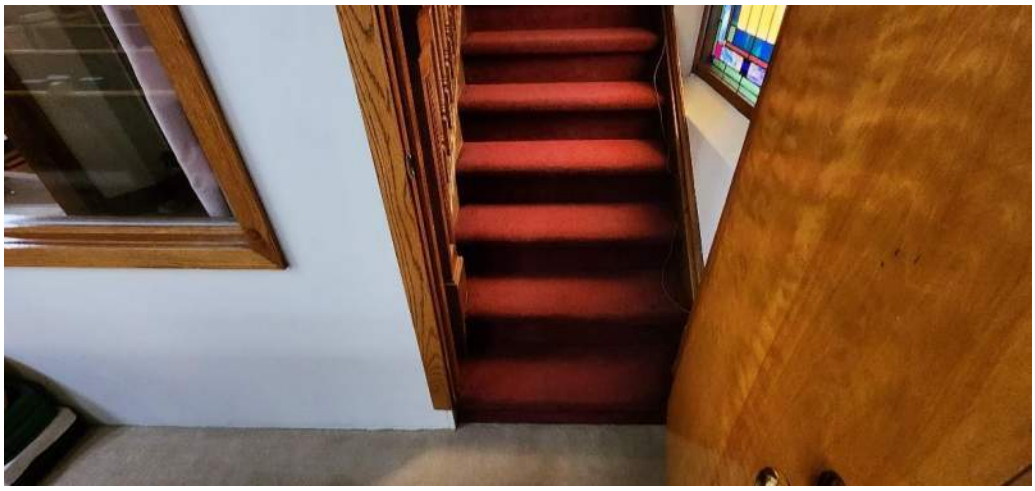
The glazing pane in the cry room is single pane, it could be replaced with a more acoustically private pane design. A dual pain or thicker piece of glazing are both options.

Accessibility into the room is not available.

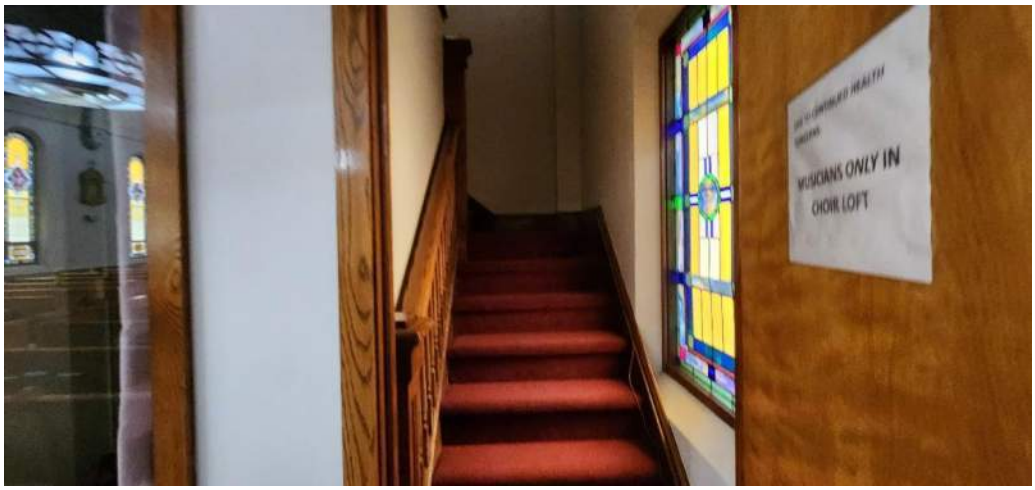
The Confessional has no area for accessible use, restricting barrier free use if needed.

Lighting within the space remains aged and could be upgraded (bulb or fixture), for energy efficiency.

Similar to the Cry Room, glazing could be improved upon. It appears from the railing construction to the Choir Balcony, this room my have been later constructed throughout the history of the church.

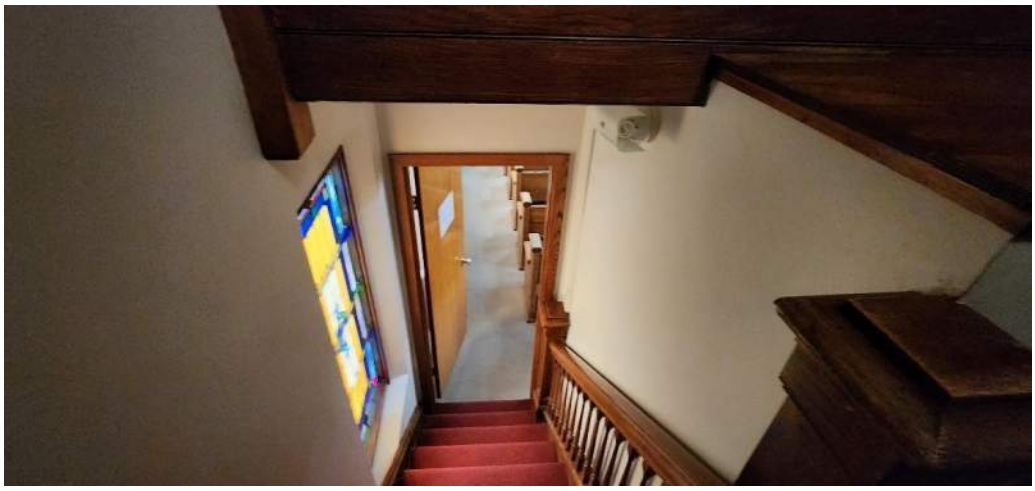


Stairs to the Choir Balcony are narrow and lack code required landing at the door.



The stairs have an intermediate landing as required, but have handrail on one side. Modern codes require hand rails on both sides of flights of stairs.

The Choir Balcony has compliant guard rail construction with properly spaced balusters present.



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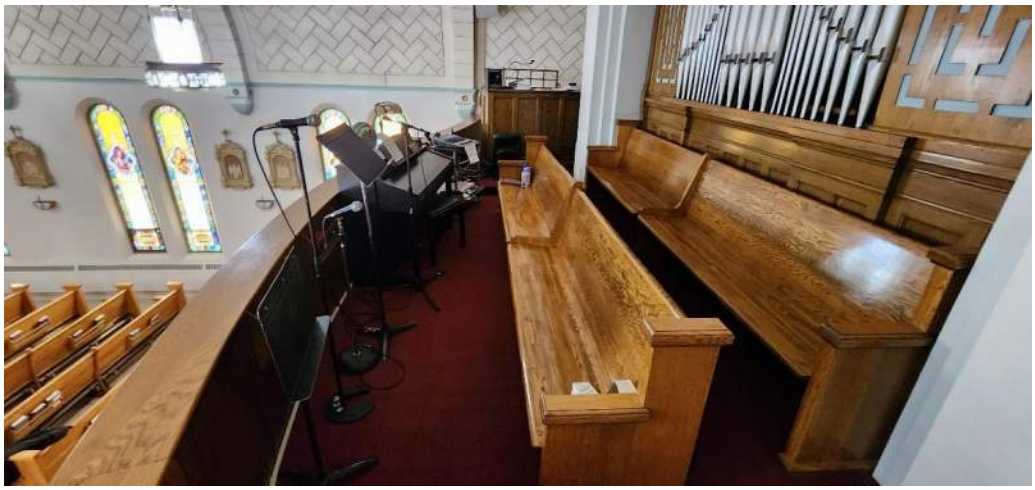
The Choir Balcony has compliant guard rail construction with properly spaced balusters present.

Stair width is reduced due to the handrail and is non-compliant as a result. Adding a second rail would further hinder compliance.

The organ is constructed into the balcony above the main entry.



Modern instruments are in use on the balcony, including a small piano, making space available minimized. A hazard is created due to the presence of equipment in the event the balcony was used to its potential.

Additional pews are available on the balcony. Overall occupant load of the balcony is reduced and not a concern. Concern lay within the access and egress pathway to the balcony.

Nave is in a condition to be expected for age and use.
A number of items could be upgraded/modernized.
Other items should be considered such as barrier free access.

The main organ and additional furnishings are also present.

Another access point to the Belfry exists on the balcony.
As noted elsewhere, safe egress is compromised from within the Belfy.

Historically, the roof has leaked. Repairs have been made.
Tiles have been resecured to the ceiling along the ridge where necessary.
Tiles remain secure, however, could be cosmetically repaired to conceal the past work.

Door to Attic & Belfry cannot open due to construction of organ.

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Egress from Attic & Belfry are obstructed with vertical hazards present.

Alternate access to Attic & Belfry – Door swings over steps, inadequate landing area. 2024 IBC, Chapter 10 infraction.

Vertical access to upper Belfry. Handrail is interrupted by floor, headroom is limited. 2024 IBC, Chapter 10 infraction.

Door to Attic & Belfry cannot open due to construction of organ.

Surface mounted utilities and cables to the bells.

Compressor “room” interrupts landing at lower stair within Belfry.
2024 IBC, Chapter 10 infraction.

Exterior windows of the Belfry are single pane glazed.
Poor energy efficiency, non-current code compliance (not required).

Moisture damage visible, with minor cracking in walls of main Belfry area.

Organ compressor “room” has limited services space and adversely interrupts safe egress.

Stairwell from upper Belfry lacks consistent handrails full length.
Stair handrail also lacks balusters/spindles for guardrail purposes.

Interior of upper Belfry, masonry appears in good condition.
Wood structure shows signs of water damage from previous leaks.

Floor of upper Belfry is curled from moisture infiltration.
Structure remains sound, but is also shows sign of excessive drying due to UV.

Stair handrail also lacks balusters/spindles for guardrail purposes.

Floor of upper Belfry is curled from moisture infiltration.
Structure remains sound, but shows sign of excessive drying.

Brick in the upper Belfy appears in good condition.
Structural connections for the main belltower above appear in good condition.

Floor of upper Belfry is curled from moisture infiltration.
Structure remains sound, but shows sign of excessive drying.

Misc. items remain within Belfry, appears hand forged.

Access to the main bell room above is tight with little landing area to access. Structural connections to the room above remain in tact. Some water staining remains visible on structure from previous moisture infiltration.

Attic has clear access from one end to the other for servicing. Catwalk width appears to meet 18” OSHA minimum. Handrails are no OSHA compliant. Missing sections, likely are not 200lbs lateral resistant.

Wood staining from previous moisture infiltration appears dry since the roof replacement and any subsequent repairs were completed. Roof replaced in 1990, repairs/warranty claim made 2010.

Steel structure remains without issue, no signs of fatigue, rust, or otherwise visible.

Access walks to lighting cranks do not meet osha. Platform should be widened with proper handrails.

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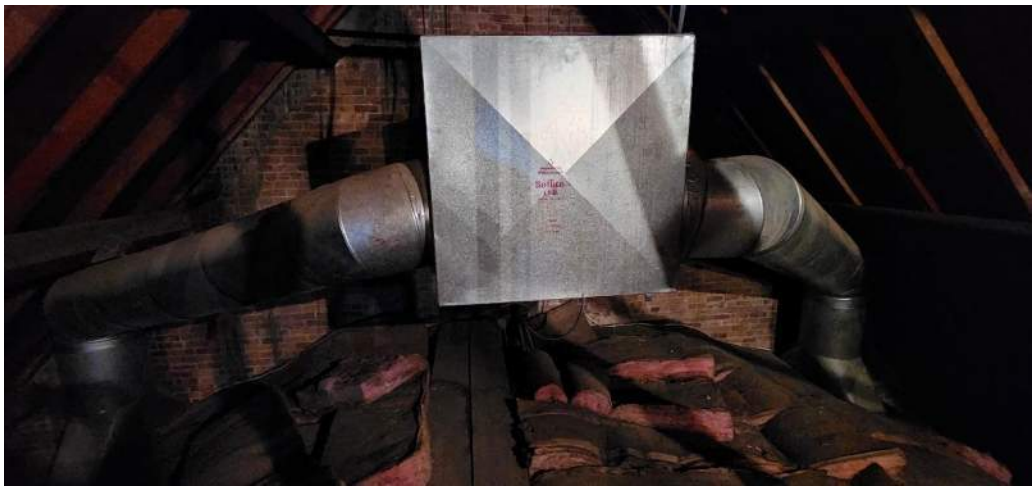

A large mechanical duct is present with round ducts splitting of to feed the Nave below.
Any access required beyond or around this unit, does not have compliant platform or rails.
Insulation has been placed in a haphazard manner and should be reinstalled neatly.

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The stair from the basement meets necessary egress widths as it is used for loading/unloading as well. Handrails are present, however, do not have proper extensions. Code infraction, Chapter 10, 2024 IBC.

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A new concrete topping was applied to the landing outside of the Sacristy. It previously did not drain, causing damage to the underside above the restroom below. Some bricks were punched through to allow drainage. Additional sealant and mortar repair should be performed to prevent further damage.

Anchors are visible from the exterior where interior statues are mounted on wall. Damage was minimized, however, repointing around the anchors and in a number of locations on the brick is required.

One handrail is present, a second could not be due to the disruption in plain as materials change.

The brick parapet around the landing requires repointing of the mortar and a number of locations.

The stone base appears to be in good shape around the exterior.
Brick requires repointing at a number of locations.

The stairs at the main entry lack handrail extensions and an intermediate rail on the lower section. The lower section also steps directly into the public right-of-way and has been painted yellow as it is outside and beyond the handrails that do exist. To provide proper rail extensions, would require reconfiguration and reconstruction of a majority of the stairs and planters.

Ten commandments are on display. Stone is cracked and should be repaired/replaced.
The base shows signs of weather, but is not failing.

The stone base appears in good shape, the concrete fap has pitted, but does not show structural failure.
The brick as mentioned throughout, require repointing in a number of locations.

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The original stain glass windows have had a storm glass system installed on the exterior to protect them. The system has retro-fit operable portions. The glazing system itself is not energy efficient and lacks compliance with modern codes. Brick requires repointing throughout.

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All windows require resealed around their casing. Brick requires repointing at various locations.

The main doors are stained and require refinishing. Brick requires repointing at various locations. Windows are not energy efficient. Staining is visible on various areas of brick.

The existing metal roof system was installed circa 1990 based on available records. It was recoated within its warranty period. The coating shows signs of weathering, but does not show significant failure.

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Roofing on the rear portions of the building is a single-ply. Date of install is unknown. No signs of failed performance were viewed. Gutters and downspouts are present and functioning to help manage runoff away from doors.

The electrical service has been upgraded, a number of surface mounted conduits are visible as a result.

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The grease hood is tied to an exterior wall penetrated grease vent. The grease vent does not comply with the 2024 International Mechanical Code (IMC) and Chapter 5 requirements.

A swamp cooler is visible feeding the kitchen as well. There are no signs of make up air supplying the grease hood, signifying the hood does not comply with all required portions of the 2024 IMC.

Brick requires repointing throughout at a number of locations. Due to the sporadic nature of failed mortar, it is noted that repointing is likely required on roughly no more than 15% of all brick.

Exterior window casings show significant dry rot at the sills. Casings should be replaced, along with windows that meet the Historic Preservation requirements, as well as the requirements of the current International Energy Conservation Code.

Casings are also not sealed, allowing moisture to infiltrate the sides of the casings, which creates additional damage to brick in areas not normally visible. Repointing in these cavities is likely required.

The existing boiler has failed and caught fire.
The unit is slated for replacement in the immediate future as it has impacted the heating of the Rectory.

The rectory foundation is concrete below grade. There are several areas where old penetrations in the wall have suffered moisture infiltration and show damages. Movement does not appear excessive and repairs can be made to the visible fractures.

Floor drains are present in slab as well, helping minimize the overall damage from moisture entering through various penetrations in the wall.

Though movement appears minimal, the amount of efflorescence visible on the concrete, indicates that moisture has been present for an extended period of time. Without exposing the foundation from the exterior, it is unclear to what degree damage has been done. Concrete is spalling and brittle.

Utilities and laundry are located in the basement.

Some utilities have been updated, visible is a modern water heater.

The basement is divided into several rooms for storage or other uses.
Framed walls also show significant moisture staining.

Additional moisture infiltration and damage is noted at another penetration that has been closed off.
More spalling of concrete and fractures present.

Various rooms have had repairs to ceilings or other patches made.
Some rooms have flooring while others are painted or exposed concrete.

Various plumbing pipes are routed through the spaces below, some in a fashion that appears to be from retrofit work at some point as they are placed sporadically.

Fractures are visible in a number of framed walls, indicating that the house has settled at some time.

Cracks are not excessive and appear to have stopped. Assuming the foundation condition below grade is confirmed and repairs made to concrete, interior cracks could also be repaired.

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There is evidence of existing plumbing having leaked over time as well.
Insulation is saturated at a number of locations and corrosion is visible on various pipe unions.

A storage room with framed walls, has moisture staining at the sill plates, indicating moisture has been present at the floor level for extended periods of time in the past.

The basement turns to a crawlspace at the southern end of the original Rectory structure. Sections of insulation wrap are damaged on pipes, or missing at some locations.

An older phone system and punch-down panel remain within the crawlspace.

An old gas heater was visible in the crawlspace, no lines are active to the unit as it is out of service.

Insulation on plumbing has been patched at various locations.
It is not confirmed, however, components of the insulation may contain asbestos.

Partial plumbing fixtures remain where a toilet was removed. Only a rubber plug remains at the floor termination. It is unclear why the toilet was abandoned, however, deteriorated plumbing below the floor slab is likely the cause.

The sink remains intact within the basement.

A closeup of the spalling and fractured concrete previously noted. At the floor/wall intersect, is where the concrete shows the most damage. This is the result of long-term moisture influence from leaks, as well as exterior below grade.

A second closeup of the spalling and fractured concrete previously noted.
A random rebar was present leaning in the corner.

Utilities have been expanded in the basement with upgraded electrical at some point. Behind the fridge and as low as the outlet, more cracking and spalling in the wall are visible.

The rectory is multi-level and in fair condition.
Materials and utilities are dated and upgrades should be considered.

An existing wall box is open with wiring visible.
It is unclear the purpose of the wire and needs corrected.

Wall tiling in the bathroom is in good condition.
The flooring is aged. Fixtures are original.

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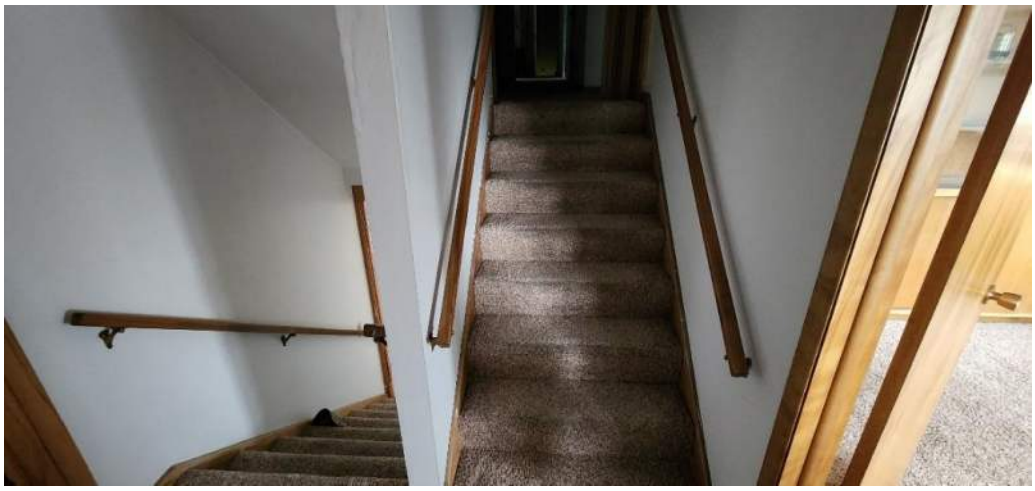

Carpet throughout was in decent condition and has been replaced in the past.
Stairs have hand rails on both sides and comply with residential requirements.

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The hallway was constructed between the upper levels of the addition and the original Rectory.

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Doors throughout appear to all be original and in satisfactory condition.

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Lighting throughout is aged and should be upgraded throughout. Some signs of settling were visible in few walls of the upper level. Cracking does not show signs of continued growth and could be repaired.

Bathroom is in decent overall condition. There are devices that have been abandoned and should be removed in their entirety. There is some cracking visible on walls.

Finishes are dated, sheet flooring in the bathroom did not show significant signs of failure. Paint is peeling above the radiator and some signs of cracking are visible around the window. Finishes should be repaired.

The bathroom was constructed with the addition and infill. Cracks are visible in few areas from building settling. There is no obvious evidence of continued growth in the cracks.

Sealant around fixtures and counters is failing and should be replaced.

Heaters have been placed to assist in providing heat and preventing pipes from freezing. Replacement of boiler required (as noted in Basement)

Existing wood paneling shows signs of wear form traffic entering the facility. The old call buttons remain on the wall and are abandoned. These could be removed or updated.

The offices within the Rectory have an older low-pile carpet.
It does not appear to show significant failure, but does show wear in various areas.

Built in furnishings remain in use.
Overall condition appears satisfactory as they remain occupied by books and other items.

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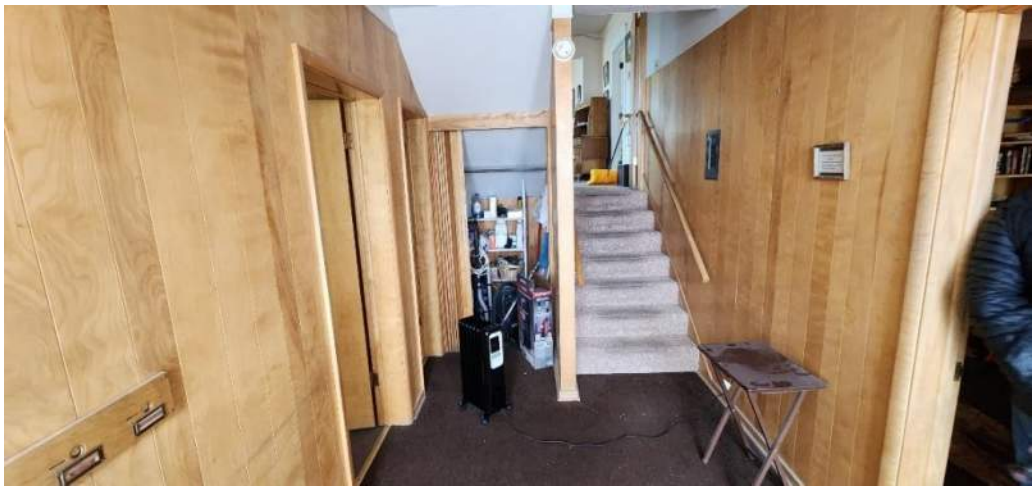
Some signs of previous water leaks from the floor above were visible.



The carpet in the office portion and leading to the residence from, shows the most wear.

Existing call buttons that are not in use can be removed or upgraded.

Finishes are aged but do not show significant failures or signs of potential failure.

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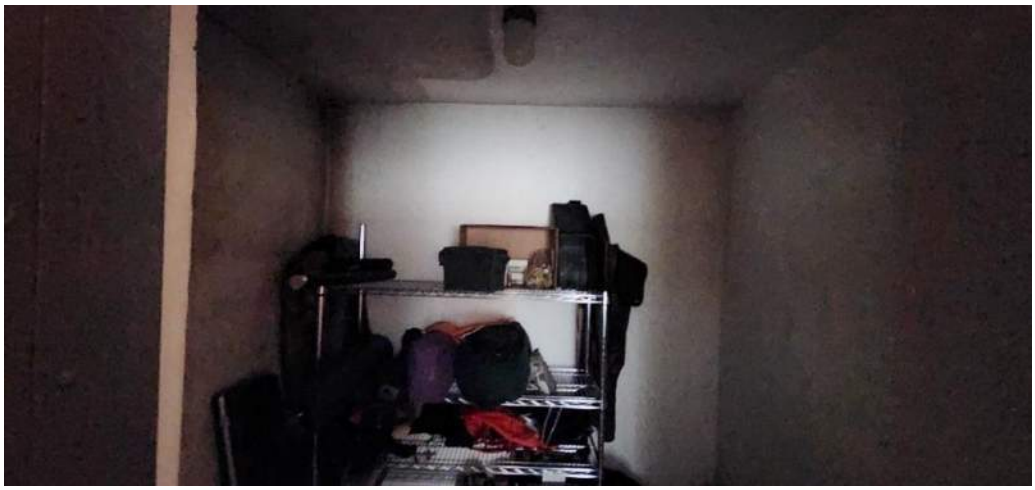

A vault room is present within one of the offices.
The door is operational as indicated during our visit.

Finishes are aged but do not show significant failures or signs of potential failure.
There are signs of previous ceiling repairs made at the exterior wall.

An original wood accordion door remains in use.

Wall tiling in the bathroom is in good condition.
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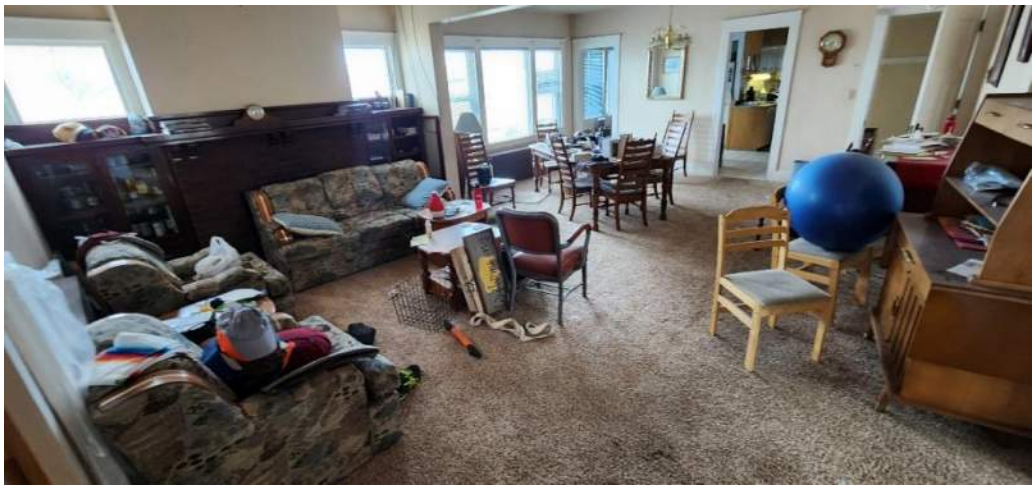

Due to the abondance of furnishings present, access to walls was limited.
No significant damages were noted.

There were some casings around openings that have been altered.
Casings should be replaced to match original styles.

Due to the abondance of furnishings present, access to walls was limited.
No significant damages were noted.

Some signs of carpet stretch were visible in different rooms.
This could be resolved by re-stretching where occurs or replacing if desired.

Coax cabling has been anchored to the wall and routed exposed within the room.

An old fireplace has been filled in, the mantle and casework around it remain.

Various styles of window blinds are present in the windows.
Abandoned components of the call system exist throughout and should be removed or upgraded.

In wall cabinets remain in use.
Basic wear is visible throughout due to the previous occupancy of the Rectory.

Coax bas been added, replaced, and added again. There are a number of cables that are routed throughout various rooms. Some have been painted over, others are newer. Coax can be seen in this room in the corner by the door, along the ceiling, the floor, and in the bedroom.

Lighting is aged and should be replaced/upgraded.

Usual wear from occupancy is visible.
Walls require some touch up or patching of small holes.

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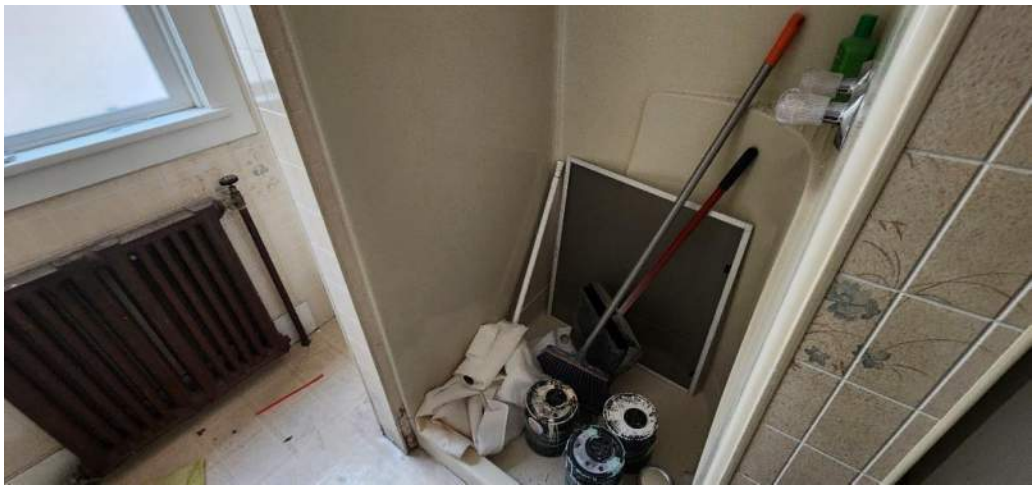
Lighting is aged and should be replaced/upgraded.

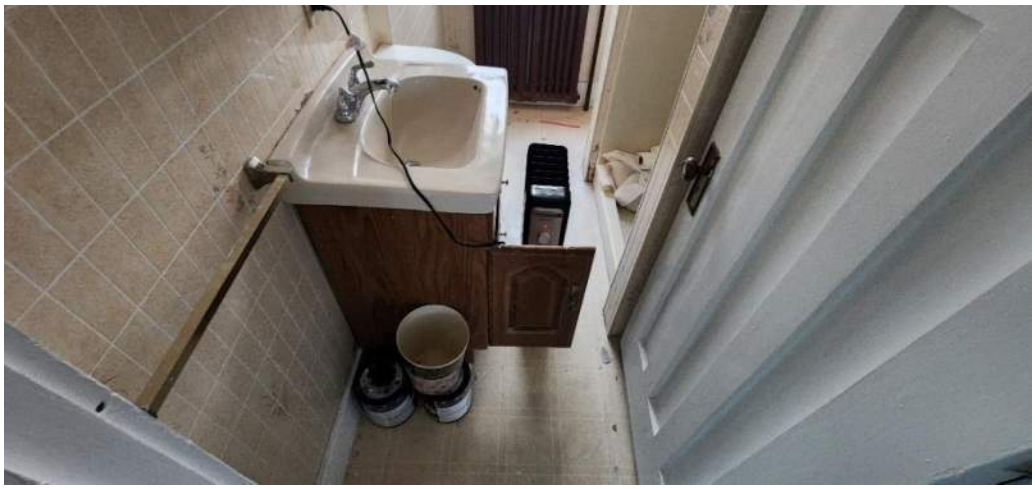
Carpet was clean and taut.
An outlet has been added in the baseboard, inconsistent with other outlets in the room.



Bathroom has FRP instead of tiling.
The FRP is dated and various termination/transition strips are showing signs of failure.

Flooring and fixtures are aged and show wear.
Replacement/upgrade should be considered.

Lighting and fixtures are aged and should be upgraded/replaced.
Suspended ceilings in a bathroom require a hardened or scrubbable surface, tiles should be replaced.



Flooring and fixtures are aged and show wear.
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A window AC unit was present in one room and should be removed through winter.
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Lighting is aged and should be upgraded/replaced.

Carpet was clean and taut.
No flooring concerns noted.

Kitchen is original, cabinets doors were all operable, however drawers show signs of wear. Modernization of the kitchen is recommended. Flooring is aged and shows wear.

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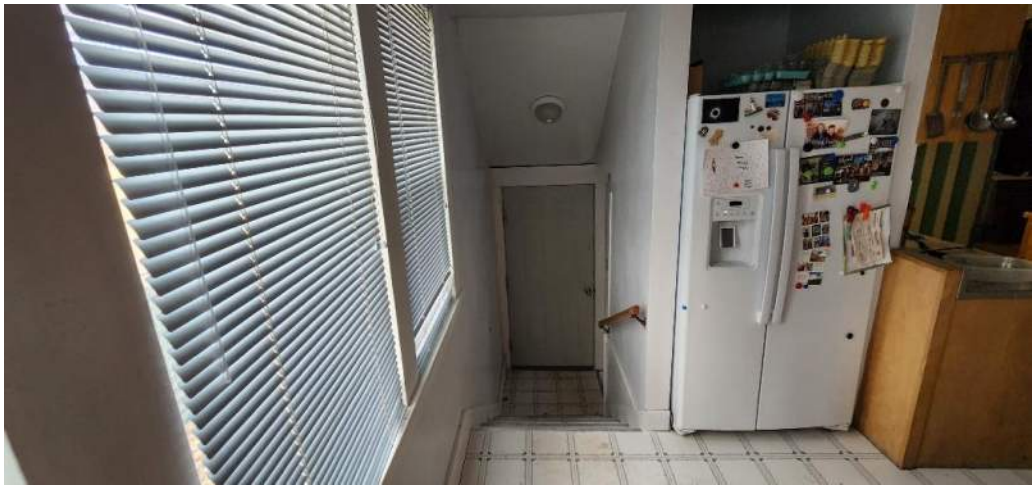
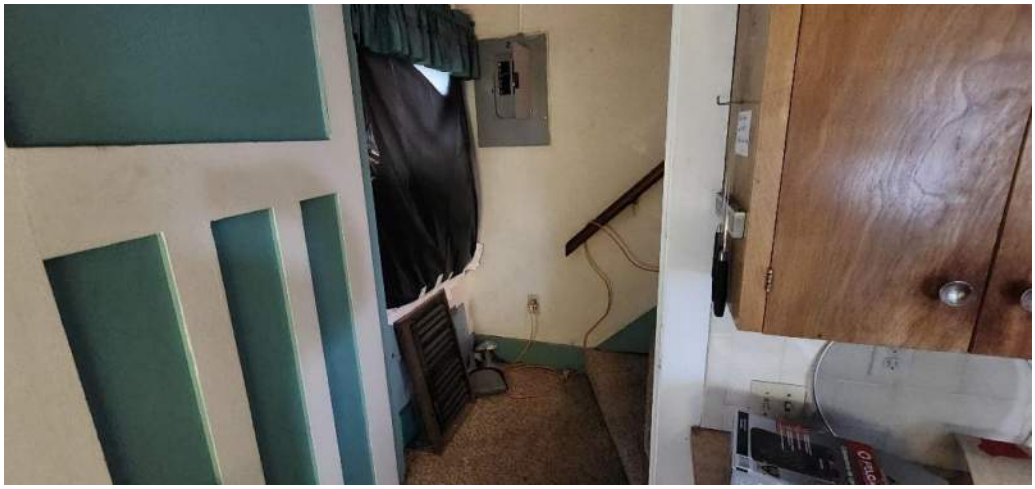


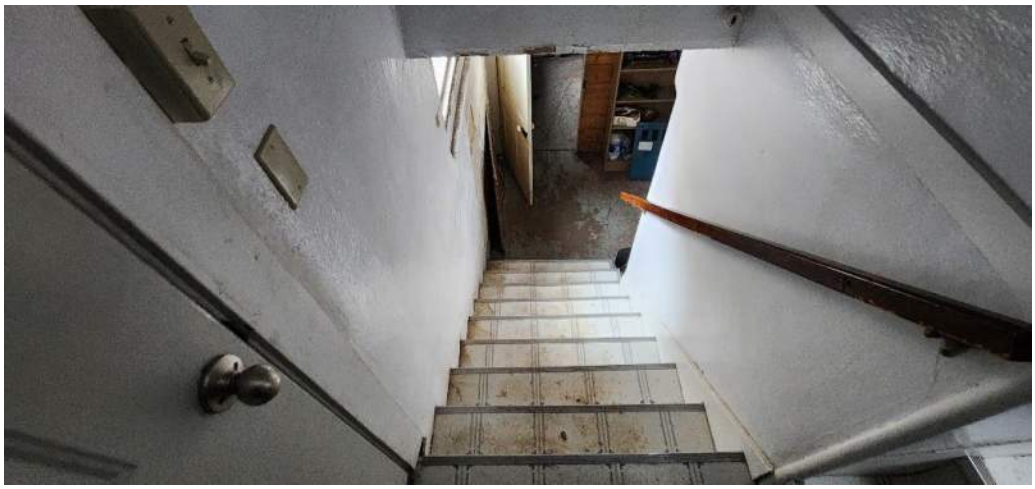
Flooring in the kitchen shows wear.

The kitchen has a split stair entry from stairway to the upper level. One stair remains visible on the kitchen side when closed, which is a hazard and not compliant with current codes.

The stairway from kitchen to upper level is lacking a continuous handrail between levels. One is present, but is disrupted by the attic access further up.



It is evident the stairs were framed however possible to provide entry to the kitchen from the rooms above. Aside from the door and stair overlap, a single angled stair is present at the landing.



Flooring to the basement is significantly worn and should be replaced.

Where infill between the original Rectory and its later addition exists, an uninsulated attic space exists. The space also lacks ventilation required by current building codes. Plumbing within is limited but not well protected. The area should have insulation and code compliant ventilation added.

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Drain pans have been added to help manage condensate and leaking issues that have occurred.

The original rectory is a red brick and is showing age. The mortar is weathered significantly. Sill brick along several windows is excessively deteriorated as well.
The shingles have been upgraded in the past, no concern of roof failure noted.

There are a number of settling cracks within the masonry that have gone without repair.

Various windows have been filled in at the top of foundation. These are the locations where more moisture damage is present within the basement. Movement can be seen in the mortar lines as well.

Windows have been retrofit with dual-pane vinyl and cased with aluminum trims.
Sill brick at several locations is broken or deteriorated.
Sealant needs replaced at various locations as well.

Various windows have been filled in at the top of foundation. These are the locations where more moisture damage is present within the basement. Movement can be seen in the mortar lines as well. At these locations, there is concrete pitting and signs of wear visible above the grade line as well.

Brick repointing is required in many locations of the Rectory.

Windows do not stack with parallel jambs, witch makes brick prone to movement from floor to floor. Larger mortar gaps are visible between the left hand jambs of the center and upper window.

Sill brick at the foundation is in decent condition. Wall brick throughout requires repointing.

Windows have been upgraded and flashed. The joint between the original Rectory and its addition does not have a control joint, brick is butted together. This should have a flexible joint with sealant. Several bricks show significant moisture damage and staining at this joint.

The addition was infilled with a second floor between at the roof level.
The exterior wall suffers a break in continuity where the chimney remains.
Wood siding requires repainting and resealing around windows.

Brick at the Rectory addition is in good condition.

Windows on both portions of the Rectory are the same.
Seals/flashings one newer portion are in better condition than that of the old.

The view of the infill construction above. This also creates a conduit for moisture runoff where all three systems tie together, accelerating the wear on the brick and materials below.

Repointing of the brick is necessary on the original Rectory. Where some bricks are excessively worn or damaged, replacement of similar type should be considered.

Some settling has occurred at the front, brick repointing and repair is necessary.
The finish on the gutters is also failing and peeling. Gutters should be replaced with new.

The space between the Rectory and Church is small and allows for moisture runoff of both buildings, and the ground area, to accumulate.

The view of the infill construction above. This also creates a conduit for moisture runoff where all three systems tie together, accelerating the wear on the brick and materials below.

Utilities can be seen anchored to the façade of the Rectory.
There is a sidewalk along the foundation, and a permeable surface next to that.

Utilities can be seen anchored to the façade of the Rectory.
There is a sidewalk along the foundation, and a permeable surface next to that.

Remnants of what appears to be a test well to monitor moisture in the soil remains.
If correct, it was likely used to observe moisture influence of soils on the foundation.

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Saints Cyril and Methodius Catholic Church and Rectory

other names/site number North Side Church

2. Location

street & number 633 Bridger Ave | N/A | not for publication

city or town Rock Springs | N/A | vicinity

state Wyoming code WY county Sweetwater code 037 zip code 82901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **x** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property **x** meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Mary Jo. Hopkins 11/2/15
Signature of certifying official/Title Date

Wyoming State Historic Preservation Officer
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

for Edson K. Beall 12.22.15
Signature of the Keeper Date of Action

Saints Cyril and Methodius Catholic Church and Rectory
Name of Property

Sweetwater County, WY
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

RELIGION/religious facility

Current Functions
(Enter categories from instructions.)

RELIGION/religious facility

7. Description

Architectural Classification
(Enter categories from instructions.)

Romanesque Revival

Materials
(Enter categories from instructions.)

foundation: stone
walls: brick
roof: metal
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Saints Cyril and Methodius Catholic Church and Rectory are located at 633 Bridger Avenue in Rock Springs, Wyoming. The church is chiefly Romanesque in its design and has strong historic integrity. It was constructed in 1925 and was designed by the same architect (Daniel D. Spani) and constructed by the same builder (F.H. Cowell) as the Elks Building (NR listed 12/10/1993) which was completed the prior year. The church looks much the same way today as it did upon its completion in 1925, especially on the exterior. The 125 foot bell tower which rises from the façade of the building is its most prominent exterior feature.

The rectory of the church was built in 1920 in the bungalow style and was also designed by Daniel D. Spani. An addition to the building in the 1950s changed the façade of the building and can be clearly delineated from the original structure. This addition added two offices to the structure on the main floor and four bedrooms and two bathrooms to the second floor. The interior of the original structure remains much the same, especially in the living room where the wooden mantle and built-in bookcases are in their original condition. The kitchen has received the most updating in this part of the house. Original woodwork and door hardware in most of the rooms also remain intact.

Narrative Description

The Church

Saints Cyril and Methodius Catholic Church, built in 1925, stands on its original site at the northwest corner of M Street and Bridger Avenue in a mixed residential and commercial neighborhood. The present church was built over an existing foundation and raised basement which had served as a church since 1912. The congregation built the foundation and basement and held services in the space until enough funds were raised to complete the church in 1925. The cornerstone of the church was laid on July 7, 1912, the feast of the church's patron saints.

The church was designed by Rock Springs architect Daniel D. Spani in 1924. Spani, born in Illinois in 1876, moved to Rock Springs in 1911. He also designed several commercial and school buildings in Rock Springs, including the BPO Elks Building, the former East Junior High School, Roosevelt and Yellowstone schools, the First Security Bank Building (contributing to Downtown Rock Springs Historic District, listed 1/19/1994), and the former North Side State Bank Building.

The church is predominantly Romanesque in style. It is rectangular in outline with a simple gable roof and a raised basement. A very tall slender brick chimney extends from the roof in the northwestern corner of the church. The church is built of a creamy yellow, rough-textured brick made by the Ash Fire Brick Company of Ogden, Utah.

The façade of the church, which faces Bridger Avenue, is dominated by the 125-foot tall bell tower. The base of the tower, which forms the front entrance of the church, is flanked on both sides by two pairs of buttresses. One pair sits at the base of the base of the tower at a 45-degree angle to it; the other pair, also at a 45-degree angle, is located at the front corners of the building. Between the buttresses are tall, round arched windows.

At the base of the tower is a Romanesque arch entry, topped by a cornice with dentils that projects slightly from the façade. Above the entry unit are three tall, narrow, rectangular double-hung sash windows. Above them, halfway up the tower, are three narrow arched, double-hung sash windows. A row of decorative dentils above the three arched windows on the façade extends around all four sides of the tower.

Above the dentils, on all four sides of the belfry, are large arched openings where the bells are located. Above each opening is a narrow parapet and a steep gabled peak pierced by a small five-pointed star. The four corners of the belfry are marked by tall, slender miniature towers and finials. At the very top of the very steep cone of the belfry is a 16-foot cross on which electric lights were installed sometime in the 1930s.

Six buttresses along the east and west elevations of the church are interspersed with six sets of arched stained-glass windows. The dentils above the windows match the pattern above the three arched windows in the bell tower.

Toward the north end (rear) of the church, on either side, are two small one-story brick wings. The one on the west leads to the sacristy on the main level; the other provides entry to the nave of the church and the basement. The entrance on the east has been modified since the church's original construction, but old photographs show a similar structure in the same place. At the rear of the church and extending out is a semi-octagon enclosing the altar area.

The main entrance to the church is reached by a double flight of concrete steps leading to an arched entry. The main doors, topped by an arched, stained-glass transom are recessed behind four archivolts. Just inside the large double wooden doors is a small vestibule. On either side of the vestibule is a small room with a window looking into the main sanctuary. The room on the west is now used as the confessional, the one on the east as a 'crying room' where parents with very small children and babies may participate in the services without disturbing the congregation. Both rooms have been modified since original construction.

Six steps lead up from the vestibule to a pair of bronze doors with stained-glass insets representing the two patron saints of the church. The doors, which are relatively recent addition, open into sanctuary of the church which is furnished with the original oak pews.

The rectangular sanctuary, measuring 60 feet by 37 feet, 9 inches wide, is simple and elegant in design. A barrel vault ceiling with eight articulated ribs is finished with original celotex tiles set in a herringbone pattern. Each of the ribs ends in impost blocks decorated with medallions and outlined with molding that meet and match the cornice molding around the top of the walls.

Between the ribs are four sets of paired, round arched stained-glass windows. The windows contain representation of saints, the Virgin Mary, and religious scenes. Each window also bears the name of

its donor. Original church records identify each of the figures in the windows and also name the donors who were individual members of the parish or religious organizations, such as the Knights of Columbus and the Altar Society. Two smaller stained-glass windows containing abstract designs are located at the south end of the church and are only visible on the inside of the crying room and the choir loft staircase.

Between the windows on the east and west sides of the sanctuary are the 14 Stations of the Cross, also a gift of parishioners. Stations of the Cross are standard items in Roman Catholic Churches, representing scenes from the final three days in the life of Jesus, and used in devotional exercised during Lent. Installed at the end of 1934, this set of beautifully detailed plaster stations replaced an earlier set installed in 1929.

The altar area of the church is raised two steps above the nave and located in the wide arched apse of the church. The center of the apse contains a large, decorative wooden table serving as the altar, as well as a round baptismal font. Behind the altar table, on the back wall, is a very large crucifix, which is a recent addition to the church.

On either side of the apse are smaller arched recesses (side altars). The one to the east contains a group of statues representing the Holy Family, while the one to the west contains an abstract mosaic representing the Holy Eucharist and holds a tabernacle with a wheat mosaic on its front. Next to the west side altar is a statue of Jesus, and mounted to the west wall adjacent to the altar are statues of Saints Cyril and Methodius, the patron saints of the parish. All three of these statues were part of the church's original furnishings.

Doors lead from either side of the apse into rooms serving as the sacristy (priest's preparation room) on the west and a storeroom, known as the altar boys room, on the east. Above each door is a small, arched stained-glass window.

Artificial lighting in the sanctuary is provided by bronze electric fixtures. The original fixtures were electric candelabra style lights located above the center aisle. They were probably replaced in the 1970s when the interior of the church was remodeled.

The balcony, used as a choir loft, is reached by a staircase in the southwestern corner of the sanctuary. At the front of the loft overlooking the sanctuary is a handsome, slightly curving solid wooden railing. There are a few pews in the loft for choir members and a small pedal organ.

The south end of the loft is separated from the from the north end by a partition and is reached by two small doors. This back area contains the pumping mechanism for the original pipe organ, four bell ropes, and a wooden staircase leading to the belfry. The staircase makes a 90-degree turn halfway up to the first landing where the bell ropes continue up into the belfry itself. From this landing, a small door leads into the unfinished attic area over the sanctuary. Another brief flight of stairs and a short iron rung ladder lead to the area containing four bells.

The bells were cast for the church in the fall of 1925 by the McShane Foundry of Baltimore. The first three bells (1662 lbs., 836 lbs., and 544 lbs., respectively) were installed in October, with the fourth and smallest bell (275lbs.) added in December, to round out the overall sound. The first three bells were set to intone 'F', 'A', and 'C'; no tone was specified for the fourth bell.

When the first three bells were installed and dedicated, each underwent a baptism complete with godparents (members of the congregation) and a baptismal name. In addition, each bell is engraved with the name of its donor or donors. Together the donors are said to represent the four ethnic groups that made up the majority of the congregation in 1925; Slovenes, Poles, Croatian, and Bohemians.

Up through the 1940s, a cadre of bell ringers who were members of the congregation rang the bells in established patterns on special occasions. According to the only remaining individual who served as a bell ringer, the first bell ringers were Slovenian immigrant men who knew the bell ringing patterns from the old country and who passed their knowledge down to their sons. This gentleman learned the skill from his father. The bells now are not rung; instead, a taped carillon is played from speakers in the belfry.

The entry to the basement is from a door on the east side of the sanctuary that leads to a small vestibule containing an elevator installed in the 1990s. The main room in the basement measures 49 feet long by 37 feet wide. At the south end of the room is a low stage constructed of tongue and groove lumber. Behind the stage are three large storerooms whose walls are the stone foundation of the church. The north end of the basement contains a large kitchen and several storerooms and closets, as well as small restrooms.

The exterior of the church itself has not undergone any major changes over the years, but appears today much as it does in historical photographs. A photograph of the church taken on the day of its dedication shows a single flight of wooden stairs leading to the entrance. Later photographs show a single flight of wide, shallow concrete steps in their place. Today, twin courses of concrete stairs lead at an angle to the entrance. Screens were added to the belfry in the 1930s, and the cross atop the belfry was gold-leafed in 1934.

The interior of the church has experienced more changes than the exterior. The choir loft, for instance, was originally open from front to back. It was partitioned when the pipe organ was installed in 1933. On the main floor, the small addition on the northeast corner of the church was rebuilt in the mid-1980s after a fire in the altar boys room caused considerable damage to that corner of the church. In the mid-1990s an elevator was constructed in the addition.

The chief alteration to the interior of the sanctuary took place as part of the liturgical reorganization mandated by the Second Vatican Council in 1965 under Pope John XXIII. Before those changes, which affected all Catholic parish churches, altars were typically located at the far end of the apse and priests celebrated Mass with their back to the congregation. The Vatican mandates ordered the altars to be moved forward so that priests faced the congregation during the Mass and other services.

At Saints Cyril and Methodius, these changes were instituted in the early 1970s. At that time, the original marble altarpiece was removed and replaced with a table and the mosaic at the back of the apse. The communion rail separating the congregation from the altar area was removed, and the two side altars were revamped.

The original altar, as described in a newspaper article written when the church was dedicated in 1925, as made of marble and measured 17 feet high by 12 feet wide. A historical photograph of the original altar shows a large carved white marble altarpiece with statues of Saints Cyril and Methodius flanking a central tabernacle. Below the tabernacle, across the lower front of the altarpiece, was an engraved and painted representation of DaVinci's Last Supper. The western side alcove at that time held an image of Mary standing atop a small white marble altar with a statue representing the Sacred Heart of Jesus standing to the right of the alcove. Between the main altar and the eastern side alcove was a statue of Saint Anthony. The eastern side alcove itself contained a statue of Saint Joseph on a white marble altar.

The second set of changes inside the church took place after a small arson fire damaged the altar boys room in the mid-1980s. A photograph taken in 1981 shows the present altar and new light fixtures, but the statues of Saints Cyril and Methodius and the Sacred Heart of Jesus are missing.

Overall, the church has been well maintained and exhibits strong historical integrity, especially on the exterior. The interior changes are typical of older Roman Catholic churches that continue to serve as religious and worship centers. They are living institutions, not buildings frozen in time. The changes made in them reflect the current needs and tastes of their congregations and their pastors. In the case of Saints Cyril and Methodius Church, the interior changes are neither structural nor drastic, and have not altered the essential feel of the place for the people who have worshipped there for 90 years.

The Rectory

The parish rectory was completed in 1920. Built of red brick, it was designed by Daniel D. Spani in a classic bungalow style. As shown in a historic photograph, the façade was formed by a large porch extending out from the rest of the building. A broad gable roof, supported by three brick columns, covered the porch. On either side of the porch were large multi-pane sash windows. In the mid-1950s, an extension of a lighter brick was added onto the front of the building. The current faced is symmetrical in design and has a prominent arched entry. Window units with three casements flank the main entry.

Inside the front rooms on the first and second floors are part of the 1950s addition, but the rest of the rooms in the house appear to be in their original configuration. Light fixtures have been updated, but the original woodwork and door hardware in most of the rooms are intact.

Although the wood has been painted in most of the rooms, the wooden mantle and built-in bookcases in the living room are in their original condition. The kitchen and bathrooms have been remodeled. The basement, which extends the full width and length of the original house, shows the least change in the house. The basement retains its original cabinetry and linoleum flooring.

Prior the turn of the twentieth century, Rock Springs was home to a vibrant Chinese community. By 1880, an estimated 40 percent of the Chinese population of the Wyoming Territory resided in Rock Springs' Chinatown. This community was located at and around the present location of Saints Cyril and Methodius Catholic Church. Archaeological evidence of the former Chinatown is thought to exist

below the surface of the church's adjacent parking lot. While the former existence of the Chinatown is a part of the historic evolution of the site, its history is outside the scope of this nomination.

Saints Cyril and Methodius Catholic Church and Rectory
Name of Property

Sweetwater County, WY
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [ ] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [x] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Ethnic Heritage/Eastern European

Period of Significance
1912-1965

Significant Dates
1912
1925

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Spani, Daniel D./architect
Cowell, F.H./builder

Period of Significance (justification)

The period of significance begins in 1912 with the construction of the original foundation and basement. The congregation used this covered basement space as their place of worship until funds

were available to complete the full building. The period of significance then continues to 1965 which is the point fifty years prior to this nomination.

Criteria Considerations (explanation, if necessary)

This nomination meets the requirements of criteria consideration A. Saints Cyril and Methodius Catholic Church is significant primarily as it represents the need for immigrant populations to maintain their deeply held beliefs and traditions. It reflects the emergence of the Slavic population of Rock Springs as a stable and unified group.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Church of Saints Cyril and Methodius acted as a unifying force for the many Slavic immigrants who began entering the community of Rock Springs in the early part of the 20th century looking for jobs in the Union Pacific coal mines. These people originally found a church (Our Lady of Sorrows) which was dominated by people of Western European descent and the traditions brought from countries such as Italy, France, and Ireland. The clergy was mainly of Irish descent and pushed for assimilation to American ways. These recent immigrants wanted a parish in which their unique cultures and customs would be accepted and adopted into parish life. In 1910, the bishop gave permission for a new parish, Saints Cyril and Methodius, to be created. However, it wasn't until 1925, with the completion of the church, that immigrants of Slavic descent were able to realize their dream of a church all their own.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Since the parish was established in 1910, Saints Cyril and Methodius Church has been a prominent symbol of Rock Springs' Slavic community, comprising the largest ethnic groups in this town that was built on the labor of immigrant coal miners. The church is also a symbol of the ethnic diversity that is the hallmark of Rock Springs' civic identity. The history of the church reflects key elements of American immigration history, including the development of national ethnic identities among immigrant groups, the coalescence of those identities around such institutions as churches, and the tension that developed at the turn of the twentieth century between the Irish-dominated American Catholic Church and ethnic Catholic congregations.

The historical context in which Saints Cyril and Methodius Church was conceived, built, and used extends into the last third of the 19th century as the post-bellum United States was beginning to stretch its industrial legs, and coal mining, steel making, and railroad building dominated the American economy. It encompasses as well the regional forces that built the Rocky Mountain region economically and socially.

The industrial boom of the 19th century created a demand for labor that brought millions of European immigrants to this country. By the 1880s and 1890s, many of those immigrants were pouring out of southern and eastern Europe – Italians, Slavs, and Greek – joining the older waves of British, Irish, German, and Scandinavian immigrants who had arrived in the first half of the century. The story of

those immigrants and their descendants during the past one hundred years is a familiar one. The version played out in Rock Springs follows the national script closely.

Remote southwestern Wyoming, in 1868 still part of Dakota Territory, had its role to play in the national industrial scene as the first transcontinental railroad pushed through its high desert plateaus. The route of the Union Pacific through southern Wyoming was chosen in part because of the rich coal reserves that lay beneath the surface – coal not only to power the railroad's steam locomotives, but also to be shipped and sold to consumers in the east.

Rock Springs had its origins as a coal mining town. In 1868, the Union Pacific began opening mines in and around Rock Springs and began importing labor to work them. At first most of the miners were native born Americans from other mining areas of the country. But the Union Pacific also recruited large numbers of workers from Europe, particularly from the British Isles. So the work force in the Rock Springs coal mines during the first decade of their operations consisted primarily of English, Scotch, and Welsh, along with a substantial number of Finns. In 1875, following labor unrest, the company hired several hundred Chinese miners. But a mob of white miners, angered at the Chinese presence, led a violent attack against them in 1885, killing 28 Chinese miners and driving the rest out of Rock Springs. The company decided to look to Europe again for its labor force.

In the late 1880 and 1890s, southern and eastern European immigrants began to arrive at the Rock Springs coal mines in large numbers. Their impact on Sweetwater County's population can easily be read in the company's employee rolls. By December, 1896, 1,089 men were working in the Union Pacific Coal Company mines in Rock Springs. Of that number, only 60 were identified as "Americans", while workers representing 21 other nationalities were listed. Eastern and southern Europeans, including Austrians, Hungarians, Italians, Poles, Slovenians, and Russians, comprised nearly 25% of the work force. By 1906, that percentage had risen to nearly 50%. By 1917, 56% of Rock Springs miners were from this part of the world.

In this ethnic mix, people of south Slavic descent, including those who identified themselves as Austrians, Carniolians (Slovenians), Croatians, Dalmatians, Montenegrins, Serbians, and Slavs made up a significant proportion – 551 of 32% of the work force in 1906, and 477 or 37% in 1917.

As the Union Pacific opened up one mine after another in Rock Springs, the neighborhoods that sprang up around them were known by the number of the mine. For instance, the area just south of the railroad tracks was called "No. 1 Hill", while the area along Bitter Creek north of the tracks was known as "No. 4." The Union Pacific deliberately mixed ethnic groups both in the mines and in the mining camps and neighborhoods in which the miners and their families lived. Workers were assigned to company housing within neighborhoods in which their mine was located. This policy had the effect of discouraging the formation of ethnic enclaves within neighborhoods, and was in keeping with the company's determination to mix nationalities and languages at the work place and in the camps to prevent miners from working together against the company.

Nevertheless, immigrants in Rock Springs, as everywhere else in the nation, were able to develop and maintain a sense of ethnic identity in a wide range of ways. One reason they were able to do so was the result of stream migration, in which immigrants from a particular village or province in the old

country followed relatives or acquaintances to a location in the new one. A second reason was the strong emphasis in most ethnic groups on marrying within the group. A third reason was that in the new country the old divisions between villages and provinces gradually gave way to a new sense of national identity with Slovenia or Poland or Finland.

Ethnic identity was maintained in cultural forms such as food ways, religion, language, music, and customs. The practice of boarding one's newly arrived countrymen especially helped promote the continuation of language and food ways. Also new institutions established in the immigrants' new homes provided a base for ethnic identity. Among the first of these were churches. Many central and eastern European immigrants, including those in Rock Springs, were devout Roman Catholics.

The large influx of southern, eastern, and central European Catholic immigrants to the United States in the late 19th and early 20th centuries caused a dramatic change in the American Catholic Church. The newly arrived immigrants, especially the Italians, Poles, and Slavs, were dissatisfied with the American parishes, which were dominated by Irish clergy, and began establishing their own ethnically based congregations with their fellow countrymen as pastors. The history of Saints Cyril and Methodius in Rock Springs is typical of the process by which these so-called "national" parishes were established. According to historian Richard Linkh,

> Before a national (that is, immigrant) parish was organized, the foreign group ordinarily shared the American church in one of two ways. First, when the foreign group began settling an area, a foreign priest would be assigned to a given parish to minister to the immigrant group there. As the group increased in number, the foreign congregation would be allowed the use of a portion of the American parish church… It was only when the ethnic group had grown sufficiently to support its own church and had received permission from the local ordinary (Diocesan office) that the national parish was established.

By 1914, Slovenians alone had established 34 parishes in 14 states including Wyoming. These are in addition to those formed by Croatian, Slovaks, and other Slavic groups. Within these parishes, members could use their own languages and continue familiar religious practices from the old country.

The national parishes differed from the usual American Catholic parishes in that their boundaries were not drawn geographically. In the standard parish, all Catholics living within the bounds of the parish were automatically members. In contrast, the membership of the ethnic parish was based on national origin. This meant that two Catholic parishes, one "American and the other "National," could exist within a few blocks of each other in a town or city – as they did in Rock Springs. In January, 1925, the bishop of Cheyenne established the Union Pacific railroad tracks in Rock Springs as the dividing line between Our Lady of Sorrows parish on the south and Saints Cyril and Methodius parish on the north. But at the same time he gave the pastor of the north side parish jurisdiction over any Catholic Slavs who happened to live within the boundaries of the south side parish.

In the 1890s and through the 1910s, the population of Rock Springs swelled with immigrants from eastern and southern Europe looking for work in the coal mines. A substantial proportion of these immigrants were Slavic and Roman Catholic. Many of them settled in neighborhoods north of the railroad tracks where the Union Pacific Coal Company was opening new mines.

It is hard to overestimate the tracks as a literal and symbolic dividing line in Rock Springs. At that time, there was no under or overpass to carry traffic or pedestrians. Foot and vehicular traffic had to endure long waits several times a day as trains slowly passed through and often stopped in the center of town. By the 1910s, the north side of Rock Springs was identified as the working class, blue-collar side of town, while the south side was seen as the white-collar, middle-class area. These distinctions played a critical role in the establishment and development of Saints Cyril and Methodius Church.

The first Roman Catholic priest in Rock Springs was John Delahunty, assigned there in 1888 to serve a group of Irish, English, and Italian communicants. During his 16 years as pastor, Father Delahunty organized the parish of the Seven Dolors (now known as Our Lady of Sorrows) and built a church in 1894 on the south side of the Union Pacific tracks.

Father Delahunty recognized the need for ministry to the newly arrived Slavic immigrant Catholics. As early as 1889 he arranged for a Father Cyril Zupan to give a mission for his Slavic parishioners. Such missions involved preaching in the various native languages of the immigrants including Slovenian, Slovak, and Croatian. In 1901 a Father Anton Blahnik visited the parish to give another Slavic mission.

By 1900, 70% of the Roman Catholics in Rock Springs lived north of the tracks. They were predominantly Slovenians, Croatian, Poles, and Slovaks. By that time the congregation had outgrown the church and there was talk of building a new one. In those discussions the tension between the north side and south side members of the congregation came to the surface. Although the Slavic members of the parish had an assistant pastor, Father James Cerne, assigned to serve them, they demanded that a new parish church be built on the north side of the tracks where most of them lived. Safety was cited as the primary reason for the demand. Parents claimed it was too dangerous for their children to travel across the tracks to the south side church.

In 1910, the bishop gave permission for the creation of a new parish Saints Cyril and Methodius, and for a new church to be built to accommodate both congregations. The Slavic member of the congregation contributed an overwhelming proportion of the money, nearly $7,000, to the building fund and clearly expected that the church would be built on their side of town as a result. But a year later, the bishop, perhaps to forestall a split along ethnic lines, proposed to reunite the two parishes with a Slovenian priest, Father Anton Schiffrer, and a new church to be built in the north side of town. According to the proposal, “All nationalities shall have the same rights in the new church and any language may be used for the benefit of the people.” But the effort failed. The Slavic parishioners wanted their own church and the bishop finally complied with their wishes later on that year.

The parish of Saints Cyril and Methodius was incorporated in July, 1910, under Father Schiffrer's direction. By November, at the first meeting of the church trustees, there were 2,000 parishioners in the congregation.

In 1911, the corporation purchased three lots from the Union Pacific Company for $1,800 with the intention of building a church. At about the same time, the Slovenski Dom (NR listed 12/30/1997) organized by six Slovenian fraternal lodges as acquiring land a block away. The trustees decided that with the limited funds on hand, they would begin with a foundation and covered basement to serve the congregation. A local construction company, Rock Springs Lumber, was awarded the bid. The cornerstone for the church was dedicated on July 7, 191, the feast day of Saints Cyril and Methodius, the patron saints of the Slavs. The completion of this initial church building was celebrated on December 25 of that year with masses in three languages.

With the first step toward a church completed, the trustees set about raising funds to build the full structure. In June, 1912, they discussed the possibility of applying to the "headquarters of the Catholic Slavish lodges' for a loan. Apparently this plan was not adopted as it was never mentioned again in the minutes of the trustee's meetings.

In 1924, when church coffers had reached $15,000, Father Schiffrer and the church trustees decided it was time to build a full church. They hired Daniel Spani, who had designed the first church structure as well as the rectory, to draw up the plans. The construction contract as awarded to F.H. Cowell, a contractor from Denver.

The new church was built over the old basement which was expanded to accommodate the larger structure. To save on construction costs, 58 volunteers from the congregation did the excavation for the foundation. They also performed other tasks that saved money on the contract including unloading brick and painting roof shingles. Some of the most expensive furnishings for the church including the stained-glass, the side altars, and the bells were donated by individual members and church groups. The church was dedicated on December 13, 1925.

Father Schiffrer left Wyoming six months later for health reasons. He was replaced by a series of pastors, none of whom stayed more than three years until Father Albin Gnedovic, a Slovenian priest who had been ordained in Ljubljana and served at a Slovenian parish in Cleveland for six years, arrived in 1931 to serve as pastor of Saints Cyril and Methodius for the next 42 years. The need for a Slavic priest is underscored in a letter from the pastor immediately preceding Father Gnedovic, Father Martin Kennedy. Father Kennedy wrote to the head of a religious order in Chicago inquiring about the possibility of procuring a Slovenian priest for Rock Springs and explaining,

> Our parish is a Slavic one, in which the Slovenes (Jugoslavs) are, by far, the most numerous. Then we have approximately forty Slovaks (Czechoslovak) families and a few dozen Croatian (Jugoslavs). Father Schiffrer…spoke all Slavic dialects with equal fluency. Father Zaplotnik, my immediate predecessor, spoke the Slovene and Croatian well, but had a hard time with the Slovak…Now your man must know sufficient Slovene to make announcements and hear confessions in that dialect, otherwise we must look elsewhere

The distinctive ethnic flavor of the church during its early years is apparent in all aspects of the life of the church. Old world customs such as the blessing of food on Holy Saturday were maintained. The congregation regularly used Slovenian hymnals and the male bell ringers used patterns they knew from the old country. An annual fund-raising event (held in the Slovenski Dom before the church as completed) featured plays in Slovenian directed by Father Schiffrer, a Slovenian style bazaar called a tambullah, and ethnic foods, including kronskis (a locally produced garlic sausage), bob (a doughnut-like pastry), and potica (a sweet nut bread). Many immigrant women brought with them the art of making Cluny lace, a method of lace making involving a complicated system of bobbins and needles. They prided themselves on producing lovely lace pieces for use on the altar and in the priest's vestments.

Various Slavic languages continued to be used in the church through at least the 1940s. In 1937, to celebrate the 25th anniversary of the original cornerstone laying, Father Gnedovic announced that there would be three masses that day in Slovak, Slovenian, and Croatian. Father Gnedovic himself not only spoke several Slavic dialects, but also regularly brought in priests during the 1930s and 1940s to give missions in Slovenian, Slovakian, and Croatian. Church announcements, both oral and printed, were regularly made in all three languages. A highlight of the parish's history occurred in October, 1935, when Bishop Gregory Rozman, Bishop of Ljubljana, made an official visit to Saints Cyril and Methodius.

The establishment of the church on the north side of Rock Springs, in spite of the presence of the south side church mirrors the development of ethnic parishes in other parts of the country. The fact that it happened in a very small town suggests the power of the immigrant impulse to practice one's religion in a familiar setting. In fact, at that time, Rock Springs was the only town in Wyoming with two Catholic parishes.

From the beginning the relationship between the two parishes has been uncomfortable at best and stormy at worst. In 1910, after Saints Cyril and Methodius parish was formed but before it had its own church, the bishop ordered that Saints Cyril and Methodius parish pay rent to Our Lady of Sorrows parish for use of the church. This demand caused outrage among the Slavs and was one of the precipitating factors in their demand for a separate building.

Even after Saints Cyril and Methodius Church was built and the parish well established on its own, friction between the two parishes continued. In the church trustee minutes for March, 1926, for instance, Father Schiffrer complained that Father S.A. Welsh, the pastor of Our Lady of Sorrows, was luring children from the north side parish to the south side to participate in the choir and other youth activities.

In the 1940s the population on the north side of Rock Springs began to decline in favor of the south side of town. When the bishop redrew the parish lines giving Our Lady of Sorrows a chunk of territory that had historically been part of Saints Cyril and Methodius parish, Father Gnedovic argued angrily with him over the decision.

The tension between the two parishes also mirrors other features of the Catholic Church on the national scale. By 1900, two-thirds of American Catholic bishops and an even larger proportion of clergy were Irish immigrants or of Irish descent. The hallmark of Irish-dominated Catholicism was an aggressive policy of assimilation and acculturation to American ways.

Father Welsh, pastor of Our Lady of Sorrows Church from 1918 to 1959, was himself of Irish descent and was ordained in Saint Patrick's Cathedral in New York, the fountainhead of the Irish Catholic Church in the United States. He regularly hired newly arrived Irish priests to serve as his assistants. The two Catholic parishes in Rock Springs thus clearly reflect the two major impulses in American Catholicism - the dominance of the Irish and the emergence of ethnic congregations in reaction to that dominance.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Union Pacific Employees Magazine. 1924-1946. Omaha, NE: Union Pacific Railroad Company.

Previous documentation on file (NPS): N/A

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__x__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): 48SW7255

10. Geographical Data

Acreage of Property 1.1 acres
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	12	648365	4605932	3			
2				4			

Saints Cyril and Methodius Catholic Church and Rectory
Name of Property

Sweetwater County, WY
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

Saints Cyril and Methodius Catholic Church and Rectory are located on lots 15-21 of block 6 of the Pilot Butte Addition to the City of Rock Springs, Sweetwater County, Wyoming. The nominated boundary is the entirety of these lots.

Boundary Justification (Explain why the boundaries were selected.)

The boundary represents the land currently and historically associated with Saints Cyril and Methodius Catholic Church.

11. Form Prepared By

name/title Barbara Allen Bogart/David M. Tate
organization Historical Consultant/Rock Springs Certified Local Government date August, 2015
street & number 1020 Lee Street telephone
city or town Rock Springs state WY zip code 82901
e-mail

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: **Saints Cyril and Methodius Church**
City or Vicinity: **Rock Springs**
County: **Sweetwater** State: **Wyoming**
Photographer: **Brian Beadles**
Date Photographed: **September, 2015**

Saints Cyril and Methodius Catholic Church and Rectory
Name of Property

Sweetwater County, WY
County and State

Description of Photograph(s) and number:

South façade of Saints Cyril and Methodius Catholic Church and Rectory, photographer facing north.
1 of 10

South façade of Saints Cyril and Methodius Catholic Church, photographer facing north.
2 of 10

Main entry of Saints Cyril and Methodius Catholic Church on south façade, photographer facing north.
3 of 10

Façade of Saints Cyril and Methodius Catholic Church and Rectory, photographer facing northwest.
4 of 10

East elevation of Saints Cyril and Methodius Catholic Church, photographer facing west.
5 of 10

Rear elevation of Saints Cyril and Methodius Catholic Church, photographer facing southwest.
6 of 10

Rear elevation of Saints Cyril and Methodius Catholic Church, photographer facing southwest.
7 of 10

West elevation of rectory, photographer facing east.
8 of 10

Interior of Saints Cyril and Methodius Catholic Church, photographer facing south.
Photo taken by Richard Collier in 1997. Interior has not changed substantially since photo was taken.
9 of 10

Interior of Saints Cyril and Methodius Catholic Church, photographer facing north.
Photo taken by Richard Collier in 1997. Interior has not changed substantially since photo was taken.
10 of 10

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

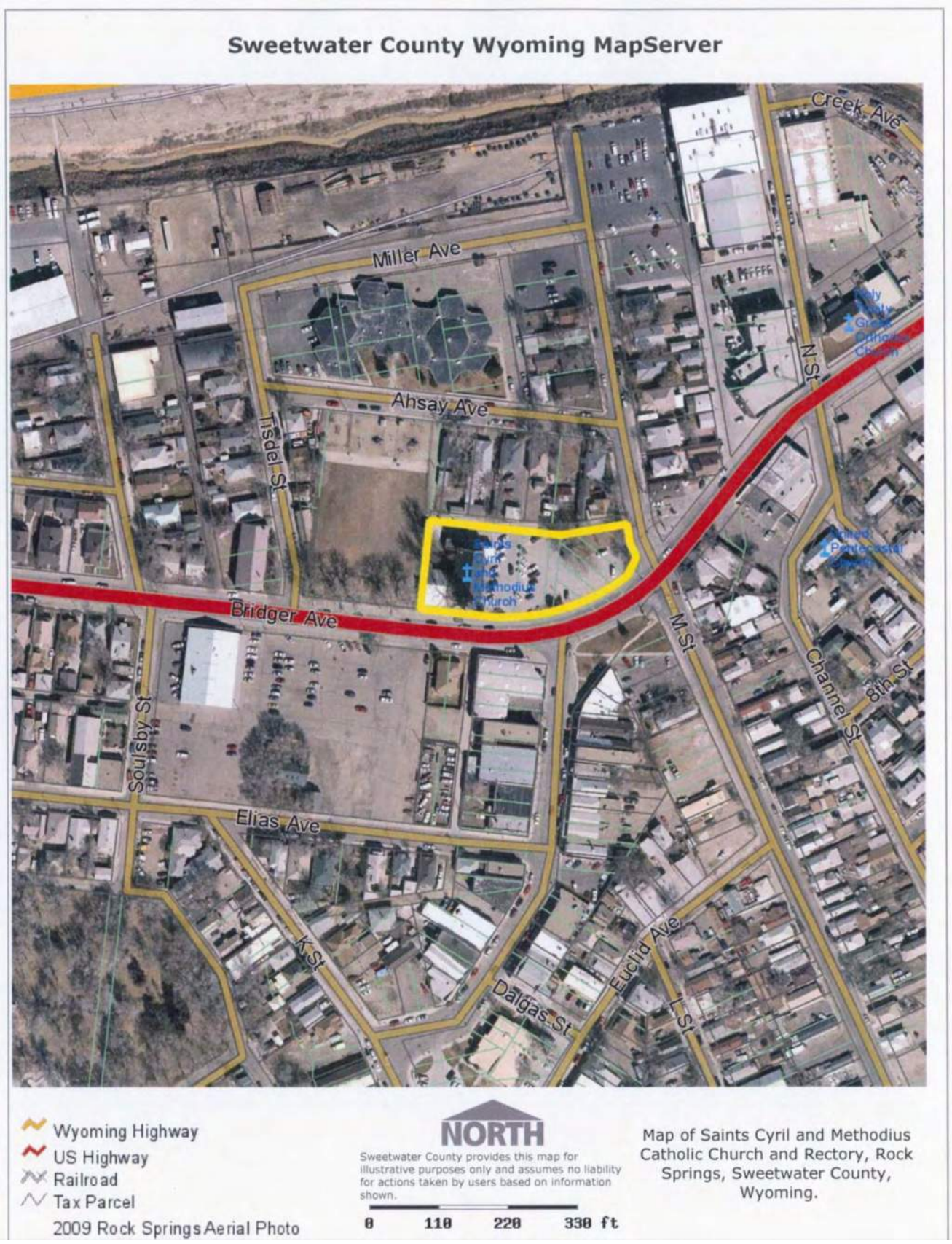
name _____

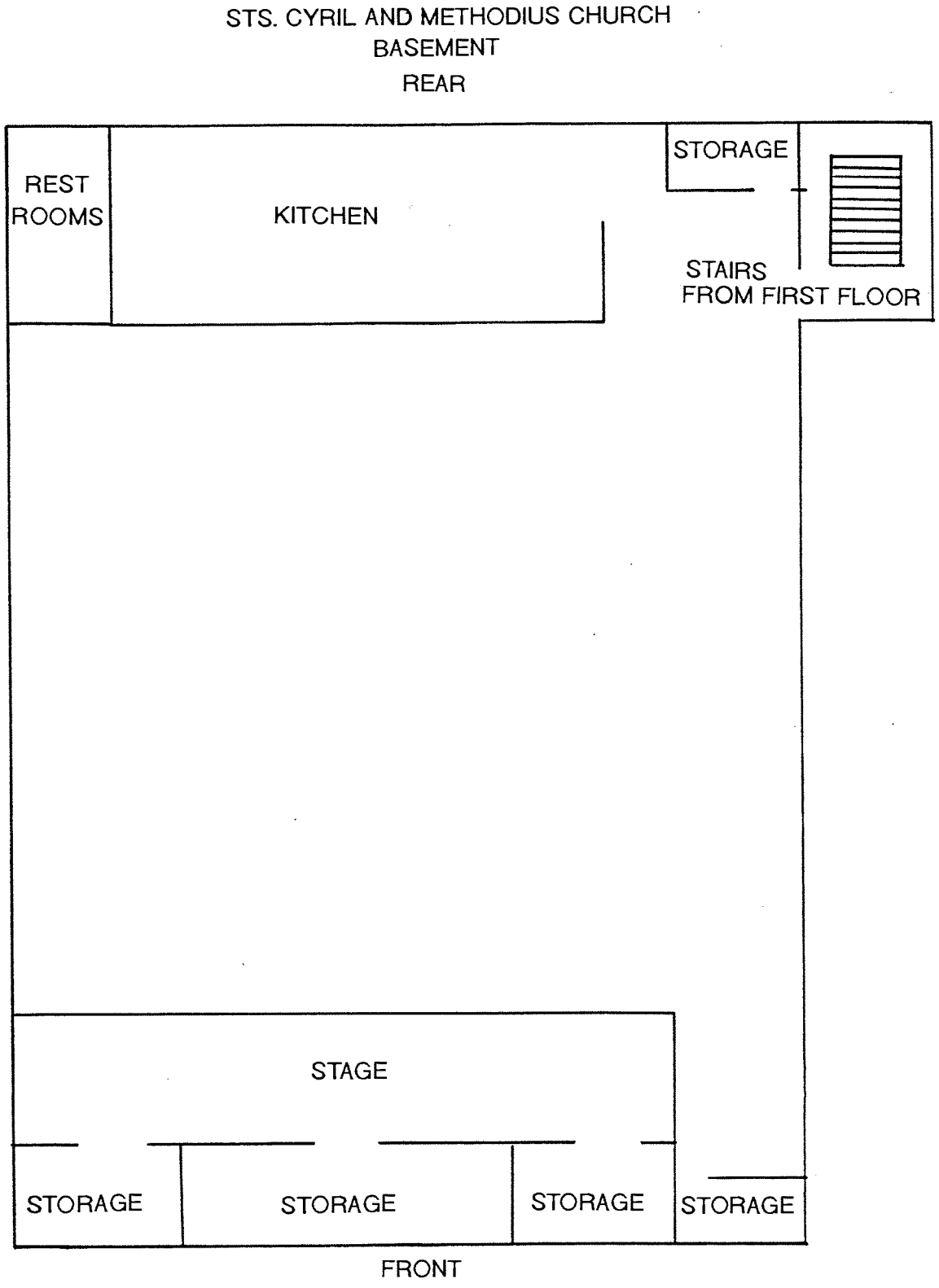
street & number _____ telephone _____

city or town _____ state _____ zip code _____

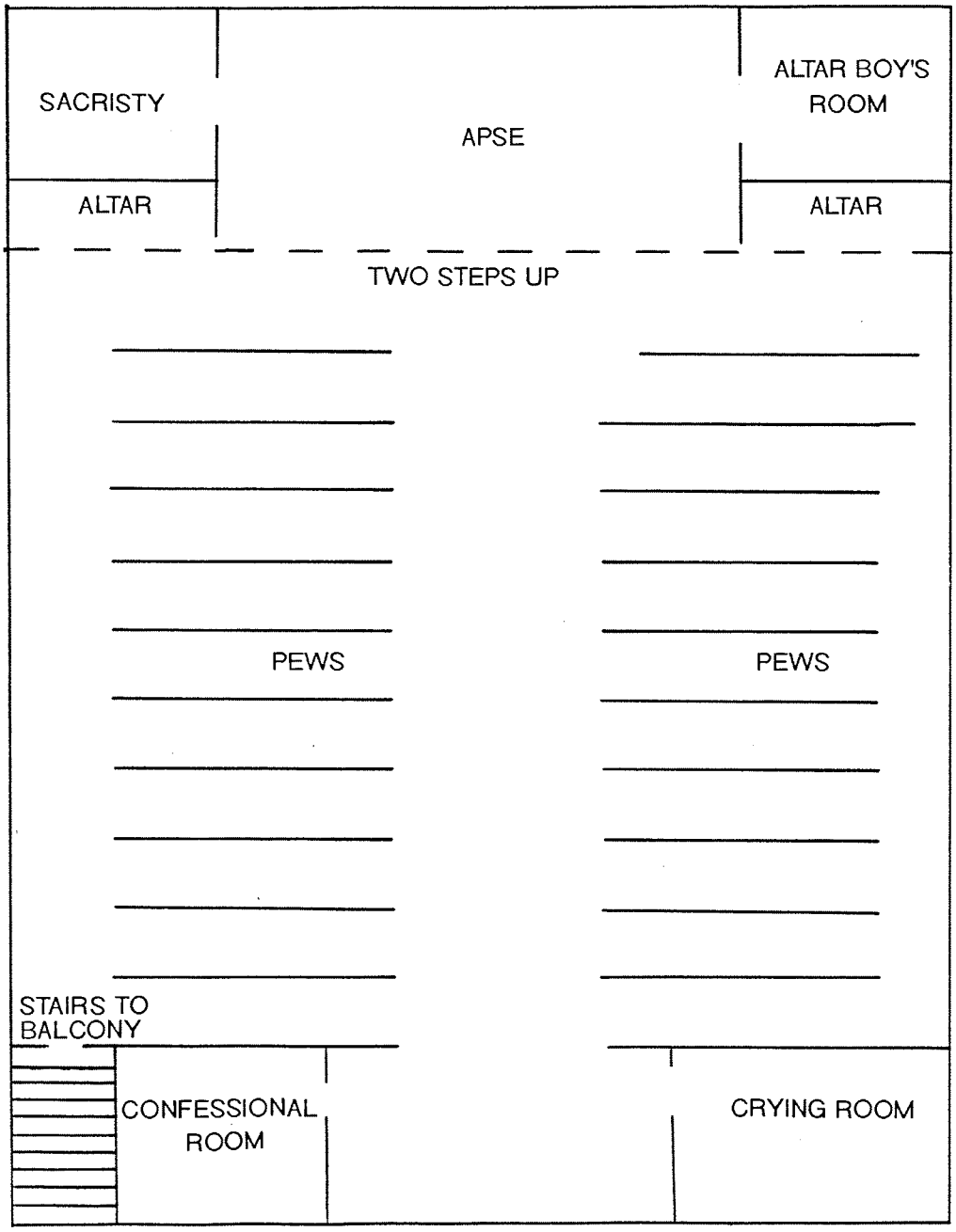
Saints Cyril and Methodius Catholic Church and Rectory
Name of Property

Sweetwater County, WY
County and State

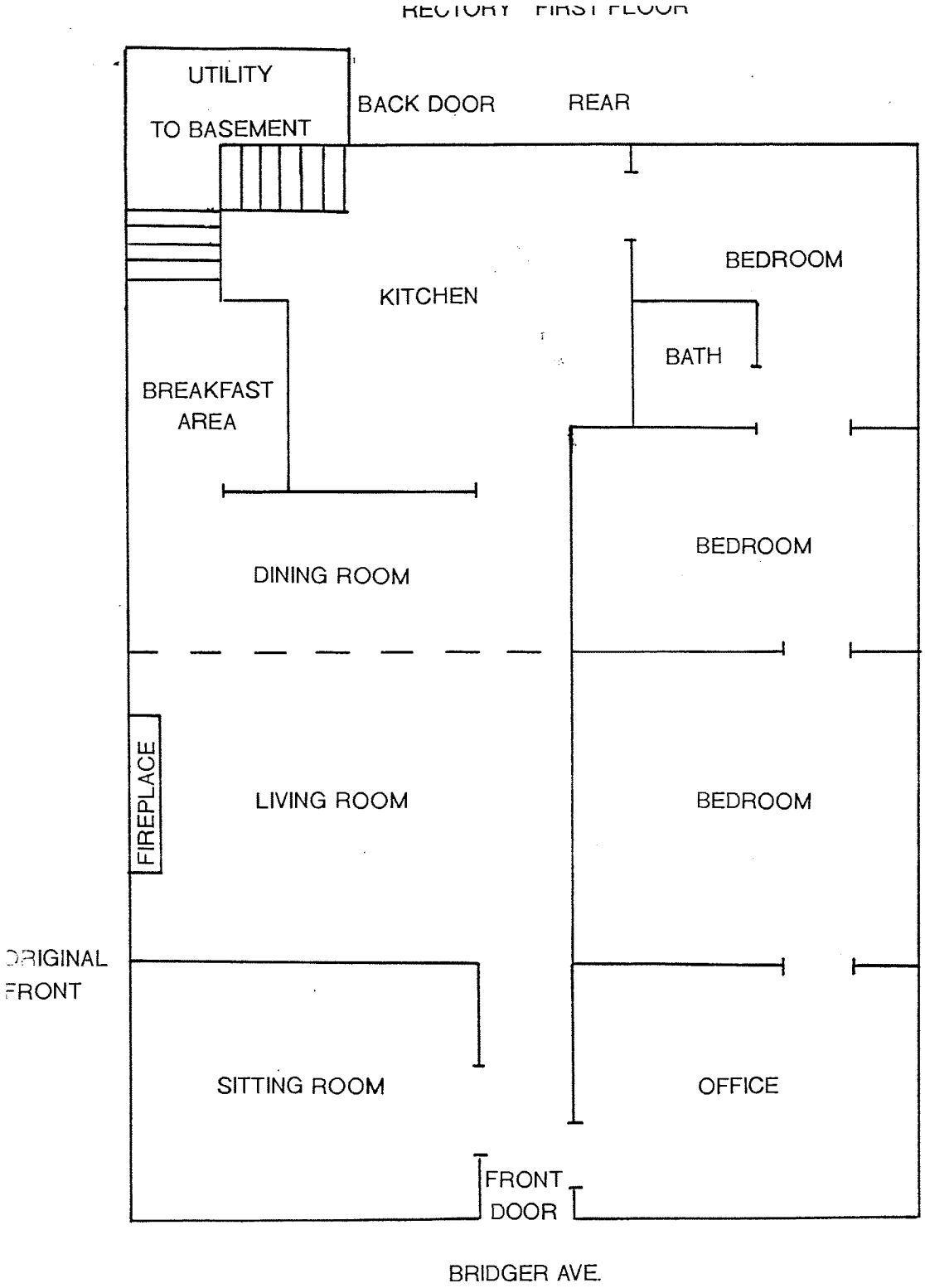



STS. CYRIL AND METHODIUS CHURCH
BASEMENT
REAR
REST ROOMS
KITCHEN
STORAGE
STAIRS FROM FIRST FLOOR
STAGE
STORAGE
STORAGE
STORAGE
STORAGE
FRONT

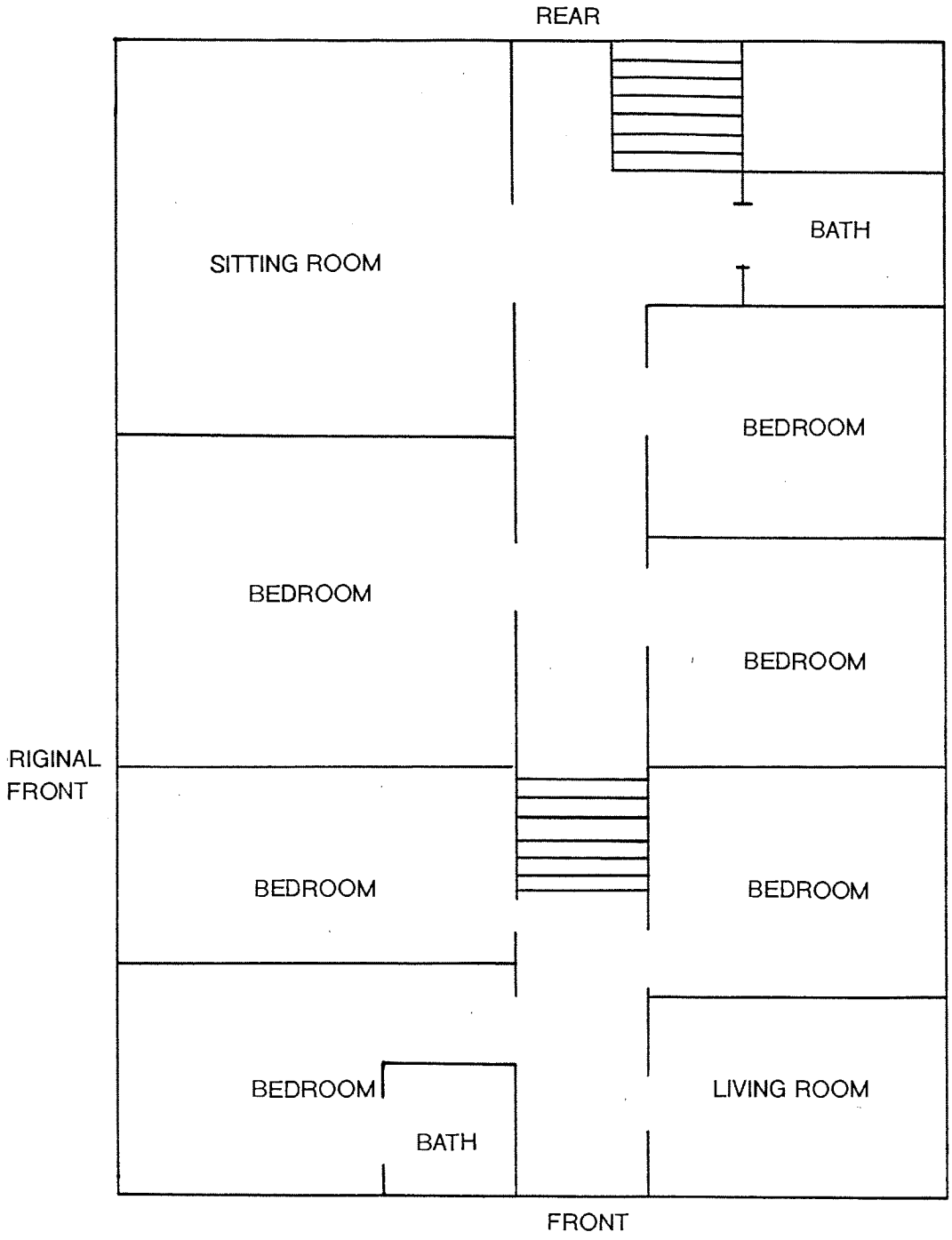
STS. CYRIL AND METHODIUS CHURCH
FIRST FLOOR
REAR



FRONT
BRIDGER AVE.


RECTORY FIRST FLOOR
UTILITY
TO BASEMENT
BACK DOOR
REAR
KITCHEN
BEDROOM
BATH
BREAKFAST AREA
DINING ROOM
BEDROOM
FIREPLACE
LIVING ROOM
BEDROOM
ORIGINAL FRONT
SITTING ROOM
OFFICE
FRONT DOOR
BRIDGER AVE.

RECTORY SECOND FLOOR




SAINTS CYRIL & METHODIUS
CATHOLIC CHURCH


THANK YOU FOR YOUR PRESENCE
GOD GO WITH YOU
HANDICAP ONLY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Saints Cyril and Methodius Catholic Church and Rectory

MULTIPLE NAME:

STATE & COUNTY: WYOMING, Sweetwater

DATE RECEIVED: 11/06/15 DATE OF PENDING LIST: 11/30/15
DATE OF 16TH DAY: 12/15/15 DATE OF 45TH DAY: 12/22/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000929

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 12-22-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

ARTS. PARKS. HISTORY.
Wyoming State Parks & Cultural Resources

State Historic Preservation Office
2301 Central Ave., Barrett Bldg. 3rd Floor
Cheyenne, WY 82002
307-777-5497
FAX: 307-777-6421
http://wyoshpo.state.wy.us

November 2, 2015

Paul Loether
National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington, D.C. 20005

Re: Submission of the Saints Cyril and Methodius Catholic Church and Rectory National Register Form

Dear Mr. Loether:

The Wyoming State Historic Preservation Office is submitting the Saints Cyril and Methodius Catholic Church and Rectory National Register Form for National Park Service review. The enclosed disk contains the true and correct copy of the nomination for the Saints Cyril and Methodius Catholic Church and Rectory to the National Register of Historic Places. The State Review Board reviewed and approved the nomination. Mary Hopkins, the Wyoming State Historic Preservation Officer, has approved and signed the nomination.

Please contact me if you have any questions.

Sincerely,

Brian Beadles
Historic Preservation Specialist

JOHNSON-FERMELIA Co. Inc.
CONSULTING ENGINEERS, ARCHITECTS AND SURVEYORS

Basement Floor Buckling Report

for

Saints Cyril & Methodius Catholic Church
Rock Springs, Wyoming

5 July 1995
Project No. 3802-94E

1515 Ninth Street
Rock Springs, Wyoming 82901
Phone (307) 362-7519
Fax (307) 362-7569

JFCo. Inc.

1515 NINTH STREET
ROCK SPRINGS, WYOMING 82901
PHONE (307) 362-7519

FAX NO. (307) 362-7569

JOHNSON-FERMELIA CO. INC.
CONSULTING ENGINEERS, ARCHITECTS AND SURVEYORS

6 July 1995
Project No. 3802-94E

The Reverend Fred Wendel
Saints Cyril & Methodius Catholic Church
633 Bridger Ave.
Rock Springs, WY 82901

Subject: Church Basement Floor Buckling Project

Dear Father Fred:

Enclosed please find five copies of the report addressing the buckling of the basement floor. We apologize for the report not being completed in a more timely manner and for any inconvenience this might have caused. If you or any of the committee members have any questions, please contact me. Thank you.

Very Truly Yours,

Harry L. Moore

Harry L. Moore, PE & LS
Project Manager

\\jully:\data\3802\wendel.doc

TABLE OF CONTENTS

BASEMENT FLOOR BUCKLING REPORT
SAINTS CYRIL & METHODIUS CATHOLIC CHURCH
ROCK SPRINGS, WYOMING

I. INTRODUCTION

On 26 October 1995, Ed Fermelia and Harry Moore of Johnson-Fermelia Co., Inc. met with Chick Magagna at the SCM Church to look at a floor buckling problem in the basement. The oak floor had evidently been installed directly over the soil subgrade. It appeared that the floor has absorbed moisture from the subgrade and has buckled along the east wall, the west wall and longitudinally along the center. Mr. Magagna asked JFCo. to prepare a proposal for a study to address the cause of the problem, develop recommendations and provide estimated costs to repair the floor.

The following work items were performed in order to determine the cause of the buckling:

A. A review of past geotechnical investigations performed in the immediate area.
B. A review of well logs and groundwater levels for adjacent "LUST" monitor wells.
C. A recent limited geotechnical investigation.
D. On-site inspections and observations.

These work items produced data from which conclusions were developed. Floor repair recommendations and estimated costs to implement them are presented herein.

II. STUDY PROCEDURES

A. Inberg-Miller Report

This report presents the results of a geotechnical investigation conducted on the south side of Pilot Butte near the site of the proposed new parochial school. The investigation was completed in November of 1989. Particular information of interest for our study was the bore hole data indicating the soil types and in-place moisture content of the soil test samples.

B. "LUST" Monitor Wells

Water levels were studied for four monitor wells located within the immediate area of the Church. Figure 1 indicates the locations of the wells along Pilot Butte. Three of the wells are to the east of the Church and the other is to the west. Water levels in the wells were measured during August of 1992, October of 1992 and recently during April of 1995.

Table 1 compares the levels measured at the particular time for each well. There has been a slight upward trend of the water levels over the time span.

Table 1

	8/27/92	10/15/92	4/12/95
Monitor Well Number	Groundwater Elevation	Groundwater Elevation	Groundwater Elevation
17-MW-01	6237.33	6238.03	6238.98
17-MW-02	6237.95	6238.34	6238.78
17-MW-03	6237.66	6237.77	6237.76
17-MW-04	6237.55	6237.84	6238.76

C. Geotechnical Investigation

Appendix A contains the recent Limited Soils Investigation performed by Brunsing Associates, Inc. Seven test borings were conducted, five at the exterior of the Church and two on the interior at the existing vent locations. The soils sample testing consisted of in-place moisture content, particle size distribution (sieve analysis), and Atterberg Limits. This testing was conducted to characterize the engineering properties of the subsurface soils.

D. On-site Inspection

The initial inspection was performed on 26 October 1995 by Ed Fermelia and Harry Moore. Subsequent inspections were performed to substantiate the observations noted during the initial inspection.

A metal roof has been installed on the Church with gutters and downspouts. Two downspouts discharge near the building on the east and west sides. The area surrounding the Church is flat with no positive drainage away from it. The drainage from the roof tends to concentrate along the east and west walls before it flows away from the building. This situation causes the water to percolate into the subsurface soils and increase the percentage of moisture in these soils. (See Figure 2)

The drainage from the exterior stairwell that accesses the basement on the west side of the Church was also noted. A floor drain is present in front of the doors, which probably flows directly to the subsurface soils. This direct discharge to the subgrade would increase soil moisture.

III. CONCLUSIONS

Data from the Inberg-Miller report shows that the moisture content of the soil at a depth comparable to the basement of the Church is approximately twenty percent (20%). The Brunsing report data corresponds to the Inberg-Miller report in that the subsurface moisture content along the exterior of east and west walls at the basement floor depth is in

excess of twenty percent (20%). This indicates that the moisture content has basically remained the same since the November 1989 Inberg-Miller report.

Exterior surface drainage is poor in the area of the downspouts and the roof drainage is not adequately carried away from the building. Moisture content of the samples taken from the floor vents near the inside walls of basement are approximately the same percentage. This comparison indicates that surface drainage is influencing the moisture content of the soil under the basement floor.

The floor drain in the stairwell also contributes to the high subsurface moisture content found in the samples tested from the floor vents. Generally, floor drains discharge to an open sump or rock drain and the water percolates into the soil.

Our experience has shown that inadequate surface drainage causes or contributes to problems associated with high subsurface moisture conditions. In addition to roof drainage, the stairwell sump and the poor surface drainage, the recent concrete paving of the east parking lot increases the subsurface moisture by hindering the evaporation rate. The existing basement floor is constructed with a longitudinal expansion joint along the north-south axis, which indicates that movement of the floor was expected when the Church was built. The floor buckling is a symptom of the high moisture content of the underlying soils and is probably caused by the concentration of the roof drainage and poor surface drainage.

IV. RECOMMENDATIONS

The first priority is to improve the surface drainage to reduce the possibility of the water penetration under the structure. There are two items that should be revised and improved:

1. The downspout drainage.
2. The stairwell drainage.

To totally eliminate the possibility of the floor buckling, the oak floor should be removed and replaced with a new concrete floor.

A. Downspout Drainage

The downspout drainage discharges to the grassed area on the east side of the Church. Installation of pre-cast concrete splash blocks, approximately four (4) feet long, are recommended to carry the roof drainage from the downspout, across the grassed area and to the paved parking lot. The drainage in the parking lot is conveyed to the storm drains. This eliminates the roof drainage discharging near the foundation wall.

Two downspouts are troublesome on the west side of the Church. One discharges near the southwest corner, while the other discharges inside the fenced area at the northwest corner. Splashblocks are also recommended for these downspout discharges. These splashblocks would be longer than the ones required for the east side. The splashblock at the southwest corner would extend southerly, approximately fifteen (15) feet, and parallel

to the Church, to a point near the corner where there is a definite grade break. In the fenced area, the splashblock would extend from the downspout westerly approximately fifteen (15) feet. Minimum slope of the splashblocks should be 1/4 inch per foot. Some modification of the downspout discharges may be required to maintain the minimum slope of the splashblocks.

Estimated costs for the splashblock installation are as follows:

Install two splashblocks on the east side	$300.00
Install two splashblocks on the west side	750.00
Sub-total	$1,050.00
Contingency (10%)	105.00
Total	$1,155.00

B. Stairwell Drainage

Recommended revisions to the stairwell drainage require more work than the downspout corrections. It is not legal to discharge storm drainage into the sanitary sewer. The closest storm drains are to the north on Ahsay Street or at the intersection of "M" Street and Pilot Butte. Running a 2" pipe to either point does not appear to be feasible.

A sump and sump pump should be installed to receive the stairwell drainage. The pump discharge should be piped to the downspout end of the splashblock to the north. Drainage would be conveyed and discharged to the center of the fenced area at the northwest corner of the Church.

Estimated costs for the installation of a sump pump and sump are:

Remove existing floor and install sump	$750.00
Install pump and discharge piping	900.00
Replace concrete floor	250.00
Sub-total	$1,900.00
Contingency (10%)	190.00
Total	$2,090.00

C. Floor Replacement

The repairs discussed above will reduce the surface water penetration. Floor buckling will be reduced in the long term, but will not be immediately noticeable. The moisture content under the floor could be further reduced by installing a forced air system that would pull dry ambient air through one of the vents, underneath the floor and exhaust it through another vent to the outside. The dry air would pull some of the moisture from the soil as it passes underneath the floor. However, this would not be a permanent solution since the possibility is always present for the moisture to increase and the floor to buckle.

To prevent recurring floor buckling, the existing oak floor should be removed. The replacement floor should be concrete, four (4) inches thick, and overlying a vapor barrier.

Floor removal	$3,500.00
Floor replacement	$7,500.00
Subtotal	$11,000.00
Contingency (10%)	$ 1,100.00
Total	$12,100.00

\\hlm\y:\data\3802\floor.rep

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 2

To EO FERMELIA	From Bill Lockyer
Co.	Co.
Dept.	Phone #
Fax #	Fax #

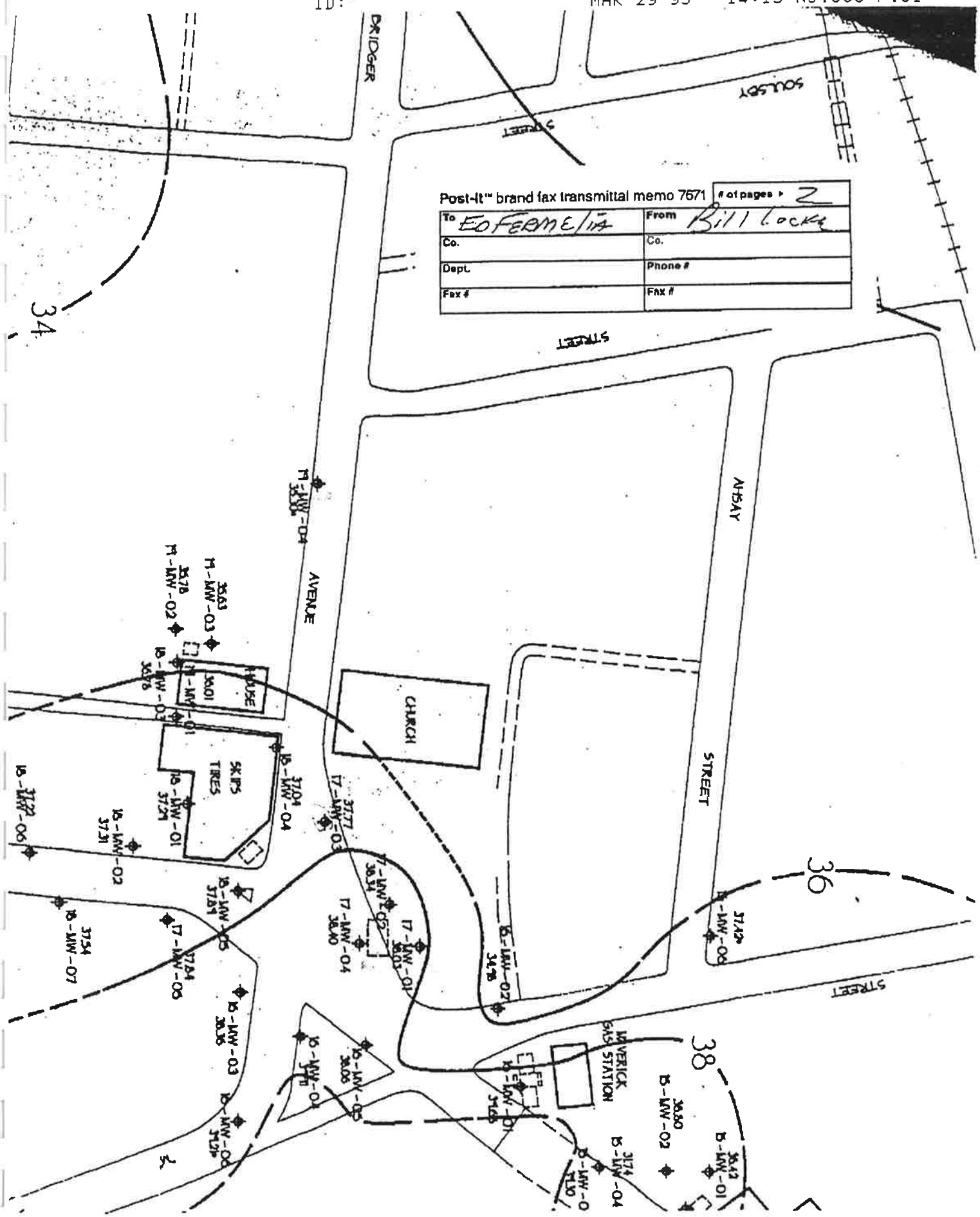
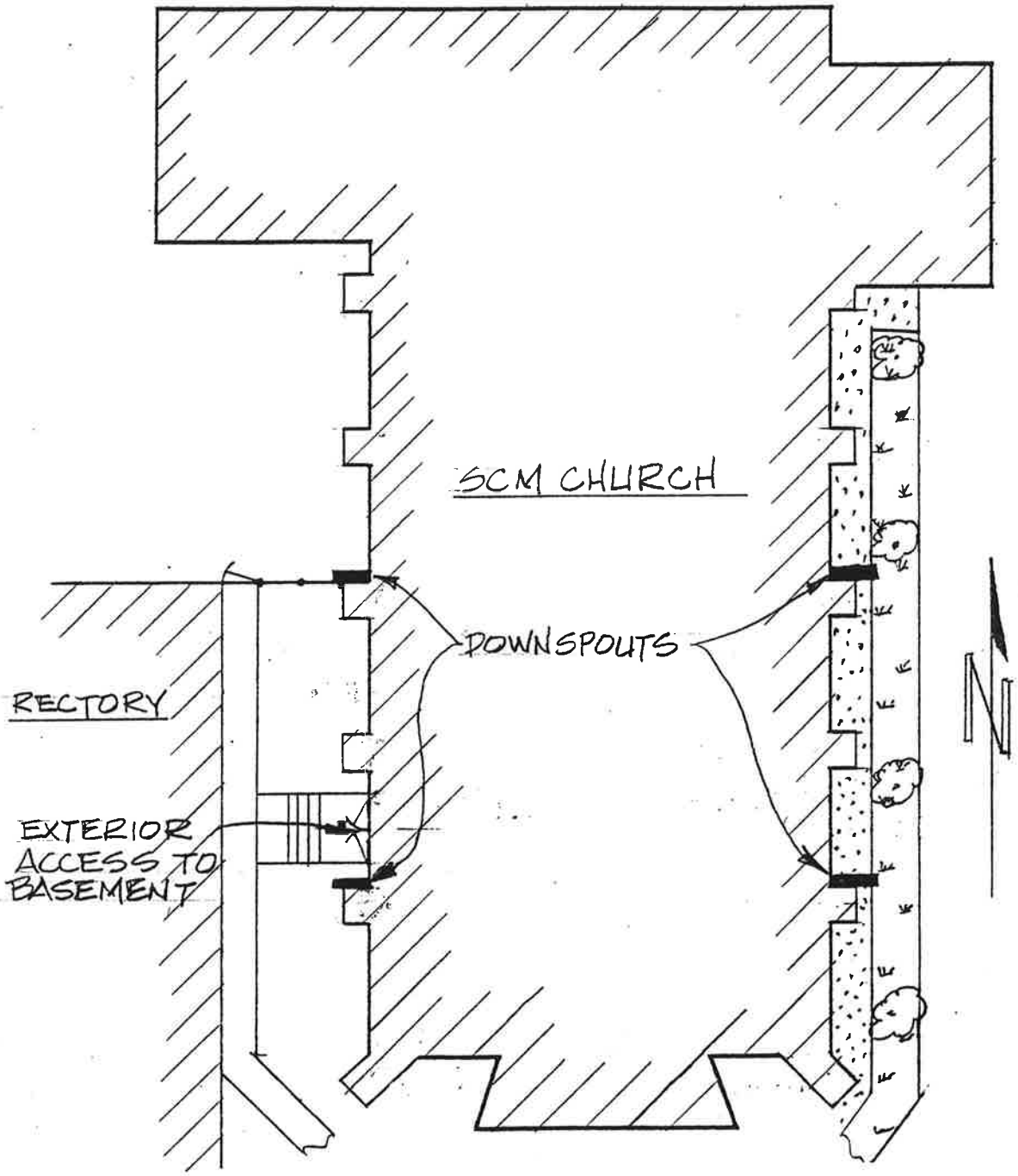


FIGURE 1



JF Co. Inc. Johnson Fermelia Co. Inc. CONSULTING ENGINEERS AND LAND SURVEYORS	FIGURE 2	BASEMENT FLOOR BUCKLING REPORT SCM CHURCH

APPENDIX A

LIMITED
SOIL INVESTIGATION

SCM CATHOLIC CHURCH
SWEETWATER COUNTY,
WYOMING

JUNE 16, 1995

LIMITED SOIL INVESTIGATION

SCM CATHOLIC CHURCH
SWEETWATER COUNTY, WYOMING

prepared for

JOHNSON-FERMELIA COMPANY, INC.
1515 Ninth Street
Rock Springs, Wyoming 82901

prepared by

BRUNSING ASSOCIATES, INC.
1215 Elk Street, Suite B
Rock Springs, Wyoming 82901

BRUNSING ASSOCIATES PROJECT NO. 30010.6

JUNE 16, 1995

Kent P. Swanson
Staff Scientist

Arthur H. Graff. P.E.
Senior Engineer

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REPORT OF FINDINGS

1.0 INTRODUCTION

This report presents the results of the limited soil sampling and laboratory testing at the SCM Catholic Church, performed by Brunsing Associates, Inc. (BAI). This limited investigation was conducted at the request of Ed Fermelia of Johnson-Fermelia, Co. Inc., (JFCo). The purpose of the investigation was to determine the cause of the buckling of the wooden floors in the church basement.

BAI understands the wooden floors inside the church basement have warped over time. The intent of our investigation was to log and characterize the underlying soil in order to identify potential sources of the problem. The investigation was accomplished by advancing several soil borings, sampling underlying materials, and performing laboratory testing.

2.0 INVESTIGATION

2.1 Field Exploration

The subsurface investigation was conducted by a BAI Staff Scientist on May 5, 1995. The investigation consisted of advancing, logging, and sampling seven test borings. Two locations were selected in the church basement and five outside the church. The boring locations were selected, based on discussions with Mr. Ed Fermelia, in areas were soil characteristics may potentially be affecting the floor conditions.

The test borings outside the church were excavated to about 4 feet below surface grade with a tractor utilizing a eight inch diameter auger. Test borings were further advanced by BAI personnel using a hand auger with a three inch diameter bucket. Borings within the church were advanced by hand through floor vents in the east and west ends of the basement. Depths of the test borings vary from 4.5 to 6.5 feet below existing surface grade. BAI personnel were present to advance the test borings and log and collect loose bulk samples of the soil for visual classification and laboratory testing.

The test boring locations are shown on the Site Plan, Plate 1. The logs of the test borings, showing depths of various soils encountered, are presented on Plates 2, 3 and 4. A soil classification chart is presented on Plate 5.

2.2 Laboratory Testing

Selected samples were tested in our laboratory to determine their pertinent soil engineering characteristics. Laboratory testing consisted of moisture content, particle size (sieve) analysis, and Atterberg Limits (plasticity index). Moisture content test results are reported on the borings logs, sieve analysis and Atterberg Limits results are reported on Plate 6, attached to this report.

2.3 Site Conditions

The SCM Church is located at 633 Bridger Avenue in Rock Springs, Wyoming. The building has a half basement with a floor which is approximately five feet below grade. Observations made during the investigation revealed no evidence of significant damage to the foundation.

Immediately outside the half basement on the east and west sides of the building, are areas of vegetation including trees, shrubs and grass. Several downspouts are located on both the east and west sides of the building. These downspouts drain water from the church roof directly into the soils surrounding the church. The underlying soils are one to three inches beneath the wooden floors in the church basement.

2.4 Subsurface Conditions

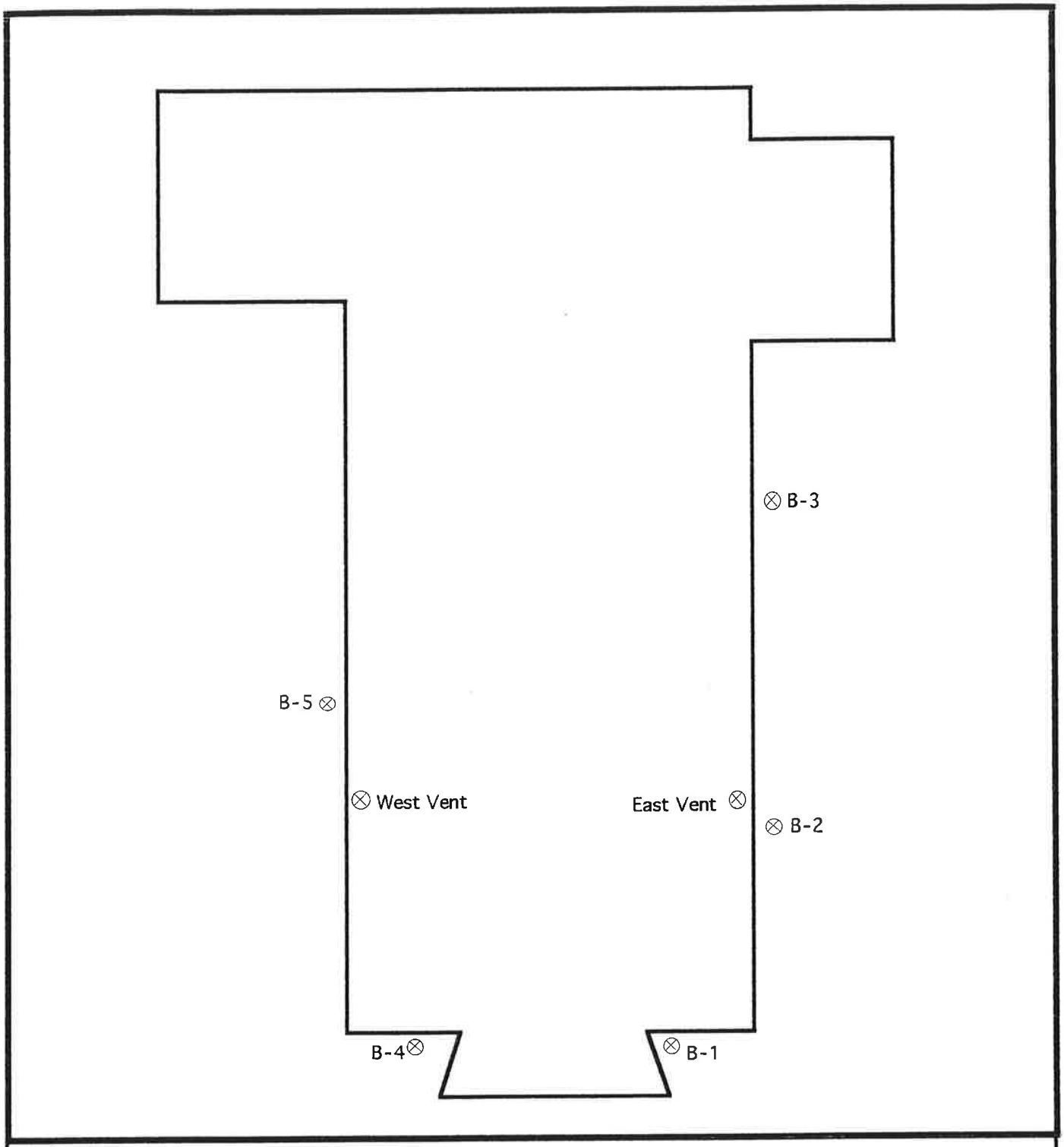
As observed in our test borings, the basement floor vents are underlain by 8 to 10 inches of loose, dry gravel fill. Underlying the gravel is soft, moist to wet, sandy lean clay. This clay becomes less sandy with depth. The clay is considered to be of low to moderate expansion potential (tendency to change volume with changes in moisture content) based on our laboratory testing.

Outside the structure, the surface is generally covered with four inches of gravel fill that is loose to medium dense and dry. In the southeast corner, the gravel is underlain by two inches of asphalt. Along the west side, at the location of Test Boring Number 5, the surface is covered with landscaping wood chips over landscaping fabric. Native topsoil consists of medium dense silty sand, generally with some gravel. This sand is damp to moist. The sand topsoil is underlain to the maximum depth explored , by sandy silt and silt sand that are soft and loose, respectively. These subsoils are damp to moist, except at Test Boring Number 2, where they are wet to saturated.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our limited investigation and testing program, it is BAI's opinion that the wooden floor warping is most likely due to the high moisture content of the soils directly beneath and surrounding the basement floor.

BAI recommends that prior to replacing the floor, measures are taken to protect the new floor from contact with moisture. This may be accomplished by installing a vapor barrier such as a polyethylene sheeting (Visqueen) between the subbase and the floor. BAI also recommends that moisture be drained well away from the building foundations. This may be accomplished by rerouting the outside drain pipes so that moisture is carried away from the building. Further, the site should be graded to drain away from foundations. A minimum surface drainage gradient of two percent is recommended.



Reference: Approximate bore hole locations as determined by Brunsing Associates, Inc. on May 30, 1995.

B-5 ⊗ = APPROXIMATE BORING LOCATIONS

SCALE
1 INCH = 15 FEET

0 15'

NORTH

PLATE 1
SCM CHURCH
SWEETWATER COUNTY, WYOMING

DRAWN BY: KPS
APPROVED BY: TRA
DATE: 6/16/95

Job No.: 30010.6
Appr.: TRA
Date: 6/16/95

PLATE 2
LOGS OF TEST BORINGS
EAST AND WEST VENTS
SCM CATHOLIC CHURCH
SWEETWATER COUNTY, WYOMING

Location: East Vent
Equipment: 3" Hand Auger
Excavation Date: 5/2/95
Logged By: K.S.

Laboratory Tests:	Moisture Content (%)	Liquid Limit	Plasticity Index	Depth (ft) Sample	
				0	GREY SANDY GRAVEL (GP) loose, dry
		26	8	2	LIGHT BROWN SANDY LEAN CLAY (CL) soft, moist to wet, becomes less sandy at 4.5'
S/A See Plate 6	20.8			4	
				6	End of Boring 6.5'
				8	
				10	

Location: West Vent
Equipment: 3" Hand Auger
Excavation Date: 5/2/95
Logged By: K.S.

Laboratory Tests:	Moisture Content (%)	Liquid Limit	Plasticity Index	Depth (ft) Sample	
				0	GREY SANDY GRAVEL (GP) loose, dry
S/A See Plate 6	21.2			2	LIGHT BROWN SANDY LEAN CLAY (CL) soft, moist to wet, becomes less sandy at 4'
	19.8	38	17	4	
				6	End of Boring 6.0'
				8	
				10	

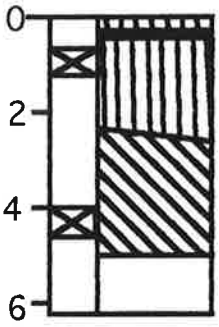
Grab sample collected

Job No.: 30010.6
Appr.: TRA
Date: 6/16/95

PLATE 3
LOGS OF TEST BORINGS 1 & 2
SCM CATHOLIC CHURCH
SWEETWATER COUNTY, WYOMING

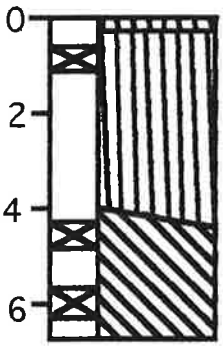
Location: B-1
Equipment: 3" Hand Auger
Excavation Date: 5/2/95
Logged By: K.S.

Laboratory Tests:	Moisture Content (%)	Plasticity Index	Depth (ft) Sample	
			0	GRAVEL, 4" thick ASPHALT, 2" thick
			2	LIGHT BROWN SILTY SAND w/GRAVEL (SM) medium dense, moist
	6.7		4	TAN SANDY SILT (ML) medium dense, damp
			6	Concrete foundation, end of boring 5'



Location: B-2
Equipment: 3" Hand Auger
Excavation Date: 5/2/95
Logged By: K.S.

Laboratory Tests:	Moisture Content (%)	Plasticity Index	Depth (ft) Sample	
			0	GRAVEL, 4" thick
			2	BROWN SILTY SAND (SM) medium dense, moist
			4	LIGHT BROWN SANDY SILT (ML) soft, wet to saturated, clay lenses
S/A see plate 6	21.5		6	End Of Boring 6.5'



⊠ Grab sample collected

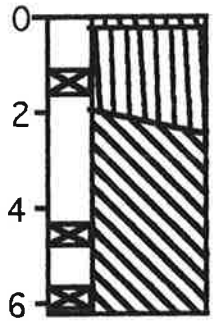
Job No.: 30010.6
Appr.: TRA
Date: 6/16/95

PLATE 4
LOGS OF TEST BORINGS 3, 4, & 5
SCM CATHOLIC CHURCH
SWEETWATER COUNTY, WYOMING

Location: B-3
Equipment: 3" Hand Auger
Excavation Date: 5/2/95
Logged By: K.S.

Laboratory Tests:

Moisture Content (%) | Depth (ft) Sample



GRAVEL, 4" thick

LIGHT BROWN SILTY SAND (SM)
medium dense, slight moist, some gravel

TAN SILTY SAND (ML)
loose, moist, some gravel intermixed

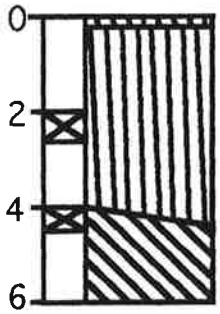
16.7

End of boring 6'

Location: B-4
Equipment: 3" Hand Auger
Excavation Date: 5/2/95
Logged By: K.S.

Laboratory Tests:

Moisture Content (%) | Depth (ft) Sample



Gravel, 4" thick

LIGHT BROWN SILTY SAND w/GRAVEL (SM)
medium dense, damp to moist

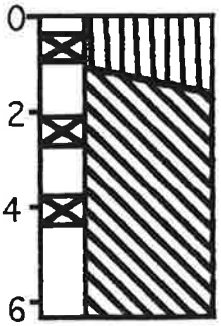
6.9

LIGHT BROWN SANDY SILT (ML)
soft, wet to very wet, clay lenses
End of boring 4' 10"

Location: B-5
Equipment: 3" Hand Auger
Excavation Date: 5/2/95
Logged By: K.S.

Laboratory Tests:

Moisture Content (%) | Depth (ft) Sample



LIGHT BROWN SILTY SAND w/GRAVEL (SM)
medium dense, moist

TAN SANDY SILT (ML)
soft, damp to moist, clay lenses

20.5

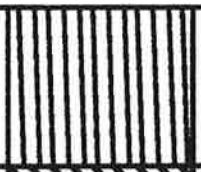
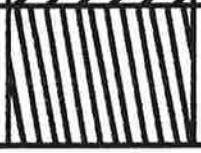
End of boring 6' 2"

Grab sample collected

Job No.: 30010.6
Appr.: TRA
Date: 6/16/95

PLATE 5
SOIL CLASSIFICATION CHART
SCM CATHOLIC CHURCH
SWEETWATER COUNTY, WYOMING

UNIFIED SOIL CLASSIFICATION SYSTEM

SANDS	SANDS WITH OVER 12% FINES	SM		Silty Sands, Poorly Graded Sand-Silt Mixtures
SILTS	LIQUID LIMIT LESS THAN 50	ML		Inoganic Silts & Very Fine Sands, Silty or Clayey Fine Sands, With Little or No Plasticity
LEAN CLAY	LIQUID LIMIT LESS THAN 50	CL		Inorganic Clays of Low to Medium Plasticity, Sandy Clays Silty Clays, & Clean Clays
GRAVEL	COARSE GRAINED GRAVELS WITH SAND	GP		Poorly Graded Gravel, with some Sands and Fines

Job No.: 30010.6

Appr.: TRA

Date: 6/16/95

PLATE 6
LABORATORY TEST RESULTS
SCM CHURCH
SWEETWATER COUNTY, WYOMING

Sample Source: East Vent, 3' 9" Below Surface
Sample Method: Hand Auger
Sampled By: Kent Swanson
Tested By: Kent Swanson

Sieve Size	Pecent Retained Cumulative	Cumulative Percent Finer
No. 8	0	100
No. 16	1	99
No. 30	1	99
No. 50	1	99
No. 100	4	96
No. 200	21	79

Sample Source: East Vent, 2' 6" Below Surface
Liquid Limit-26
Plastic Limit-18
Plasticity Index-9

Unified Soil Classification ASTM D2487
Light Brown Sandy Lean Clay (CL)

Sample Source: West Vent, 4' 10" Below Surface
Sample Method: Hand Auger
Sampled By: Kent Swanson
Tested By: Kent Swanson

Sieve Size	Pecent Retained Cumulative	Cumulative Percent Finer
No. 8	0	100
No. 16	0	100
No. 30	0	100
No. 50	0	100
No. 100	1	99
No. 200	2	98

Liquid Limit-38
Plastic Limit-21
Plasticity Index-17

Unified Soil Classification ASTM D2487
Light Brown Lean Clay (CL)

Sample Source: B-2, 6.5' Below Surface
Sample Method: Hand Auger
Sampled By: Kent Swanson
Tested By: Kent Swanson

Sieve Size	Pecent Retained Cumulative	Cumulative Percent Finer
No. 8	0	100
No. 16	0	100
No. 30	0	100
No. 50	1	99
No. 100	2	98
No. 200	34	66

Liquid Limit-38
Plastic Limit-21
Plasticity Index-17

Unified Soil Classification ASTM D2488
Light Brown Sandy Silt (ML)

Sample Source: West Vent, 3' 4" Below Surface
Sample Method: Hand Auger
Sampled By: Kent Swanson
Tested By: Kent Swanson

Sieve Size	Pecent Retained Cumulative	Cumulative Percent Finer
No. 8	0	100
No. 16	0	100
No. 30	0	100
No. 50	0	100
No. 100	2	98
No. 200	14	86

Unified Soil Classification ASTM D2488
Light Brown Sandy Lean Clay (CL)

	*Moisture Burns
West Vent, 3' 4" Below Surface	21.2%
East Vent, 45" Below Surface	20.8%
B-1, 4' Below Surface	6.7%
B-2, 6.5' Below Surface	21.5%
B-3, 6' Below Surface	16.7%
B-4, 4' Below Surface	6.9%
B-5, 4' 2" Below Surface	20.5%

* Tested the wettest sample collected from each boring

BRUNSING
ASSOCIATES, INC.

June 30, 1995

Project No. 30010.6

Mr. Harry Moore
Johnson-Fermelia, Co. Inc
1515 Ninth Street
Rock Springs, Wyoming 82901

RE: Groundwater Conditions at the SCM Catholic Church, Rock Springs, Wyoming

Dear Harry,

On April 12, 1995, Brunsing Associates, Inc. (BAI) performed groundwater level measurements at the Wyoming DEQ Lust monitoring wells surrounding the SCM Catholic Church. BAI measured the groundwater levels on behalf of Johnson Fermelia, Co. Inc. (JFCo), in order to determine if groundwater was a potential source of high soil moisture beneath the church basement floors. Groundwater was determined to be approximately 15 feet below surface grade at well MW-03, which is the monitoring well closest to the church. See attached table for results.

Due to capillary action, groundwater could potentially be the cause of the high soil moisture beneath the church. The church basement is approximately five feet below surface grade. Therefore, groundwater traveling by capillary action would have to advance approximately ten feet in order to effect the floor. BAI believes that this is highly unlikely and that groundwater is not the cause of the high moisture contents observed in the soils beneath the church basement.

If you have any questions regarding this issue, please contact Kent Swanson or Tom Allen at (307) 362-3917.

Sincerely,

Kent Swanson

Kent Swanson
Staff Scientist

Attachments: Groundwater Elevation Levels

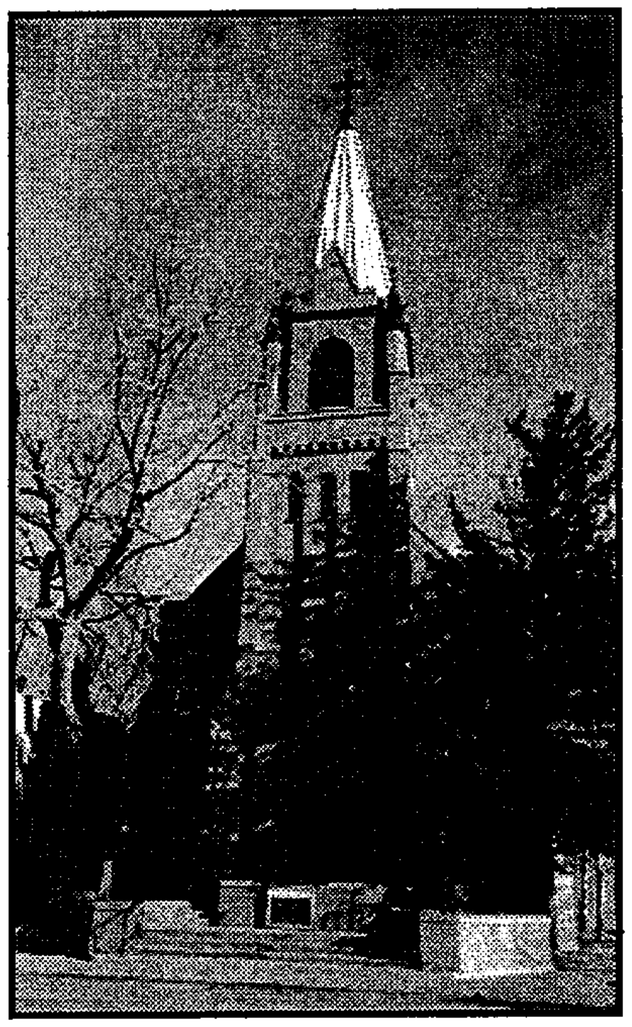
KPS/TRA/kps

1215 Elk Street, Suite B, Rock Springs, WY 82901 • (307) 362-9277 Fax (307) 382-8762

TABLE1
GROUNDWATER LEVEL MEASUREMENTS
SCM CATHOLIC CHURCH-ROCK SPRINGS

PARAMETERS	17-MW-1	17-MW-2	17-MW-3	17-MW-4
Date	4/12/95	4/12/95	4/12/95	4/12/95
Well Diameter (inches)	2 in.	2 in.	2 in.	2 in.
Depth to Water (feet, bsg)	13.19	14.01	14.87	14.12
Elevation Top of Casing (feet, msl)	6252.17	6252.79	6252.63	6252.88
Groundwater Elevation (feet, msl)	6238.98	6238.78	6237.76	6238.76

3.0 Saints Cyril & Methodius Church



- Load-bearing masonry construction w/ steel truss and wood purlin roof framing.
- Building faces south.
- Later additions include exterior entry stairs and elevator.
- Seating Capacity: 270 +/-
- Traditional Value: Traditional role as oldest Catholic Church in Rock Springs. Supported by loyal, life-long parishioners.
- Historic Value: The church has been approved for both the local and National Historic Register. Once the hub of the Slavic Catholic community.
- Aesthetic Value: Aesthetically and visually valuable when compared with other neighboring retail spaces. Contains stained glass windows, marble statues and other religious objects.
- Social/Community Value:
  - Favorable: The church serves the North downtown community.
  - Unfavorable: A strip club is located in the near proximity.
- Additional Uses: Commercial kitchen, food service area, meeting room

1. Zoning: B-3: Central Business	3. Floor Area (per floor): 3,800 Sq. Ft. (approx.)
2. Year Built: 1912	4. Number of Stories: 1 + Basement
i) Additions/Modifications:	5. Building Use: Catholic Church
• Front entrance steps and masonry	6. General Condition: Good
• Handicapped accessible lift/enclosure	7. Repairs needed: Masonry, interior finish, egress, accessibility
• Change from coal fired hot water heating to gas fired hot water heating	8. Handicapped Accessibility: Limited/None
• Roof replaced in 1995	9. Fire Sprinkler: None

3.1 Site Plan

Address:
633 Bridger Ave.
Rock Springs, WY
82901

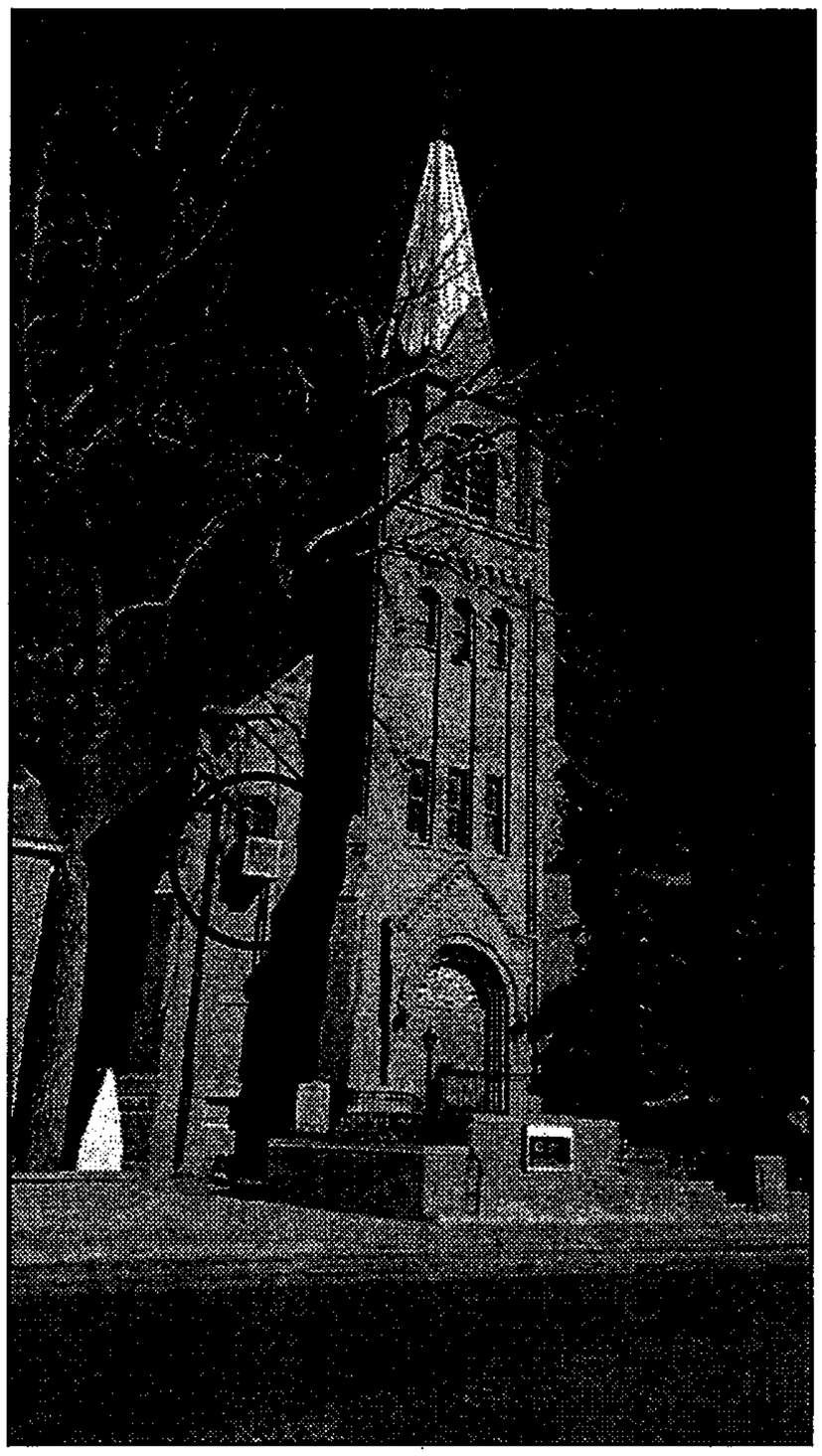
Facility Map
(Not to Scale)

N

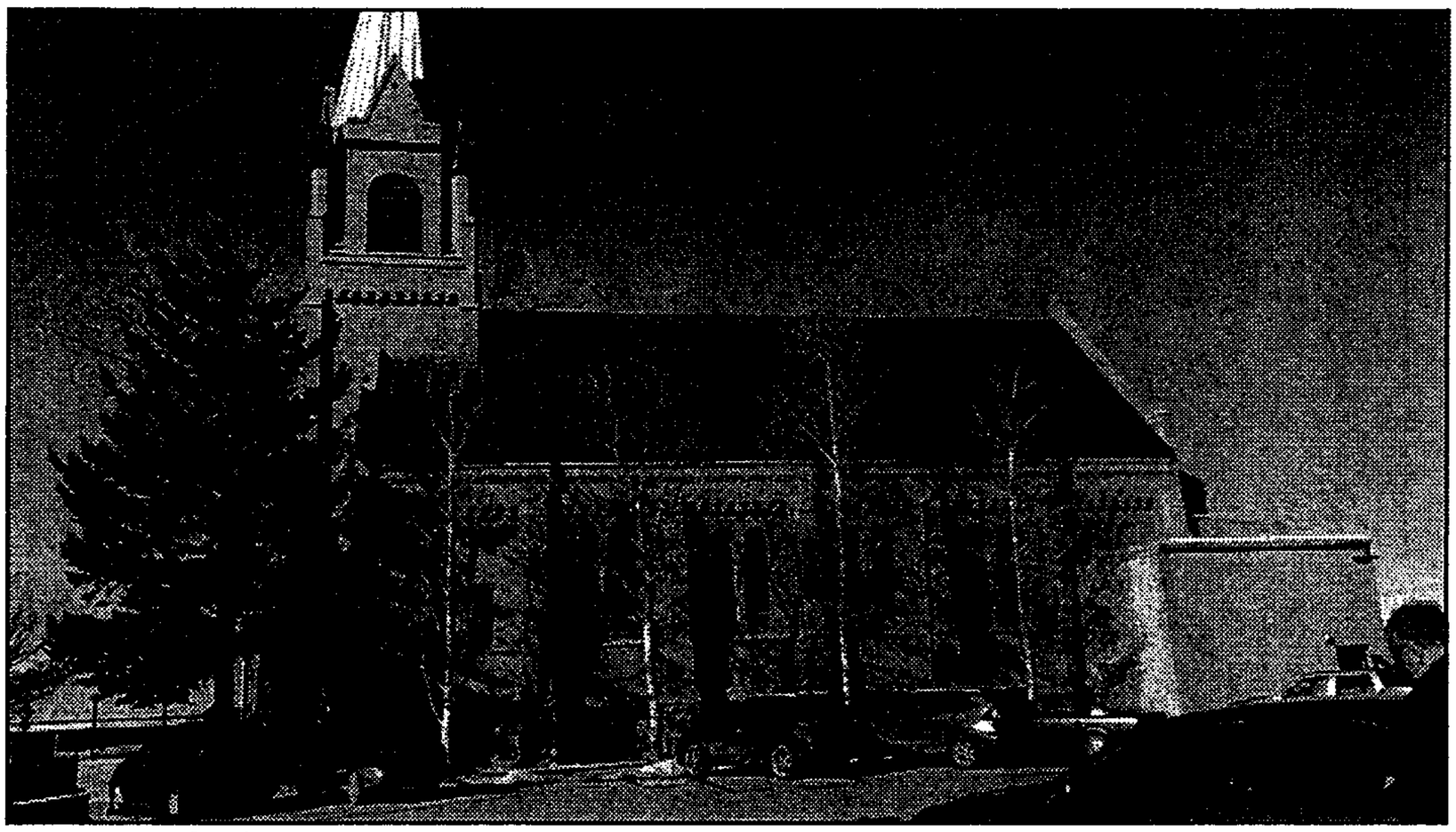
3.2 SCM Photographic Analysis

3.2.1: Entry Facade

- Swamp cooler face mounted to the façade was added after original construction.
- Architectural language represents traditional small church design of the early 20th century.
- Mature trees decorate the landscaping.
- A prominent steeple and cross formally grace the entrance and give parishioners a clear definition of church entry.
- Church steeple has been a fixture on many publications depicting Rock Springs history and architecture.
- Exquisite masonry detailing is unique and exceptional for the area and time the church was constructed.
- Stained glass windows are original and are significant to the community.



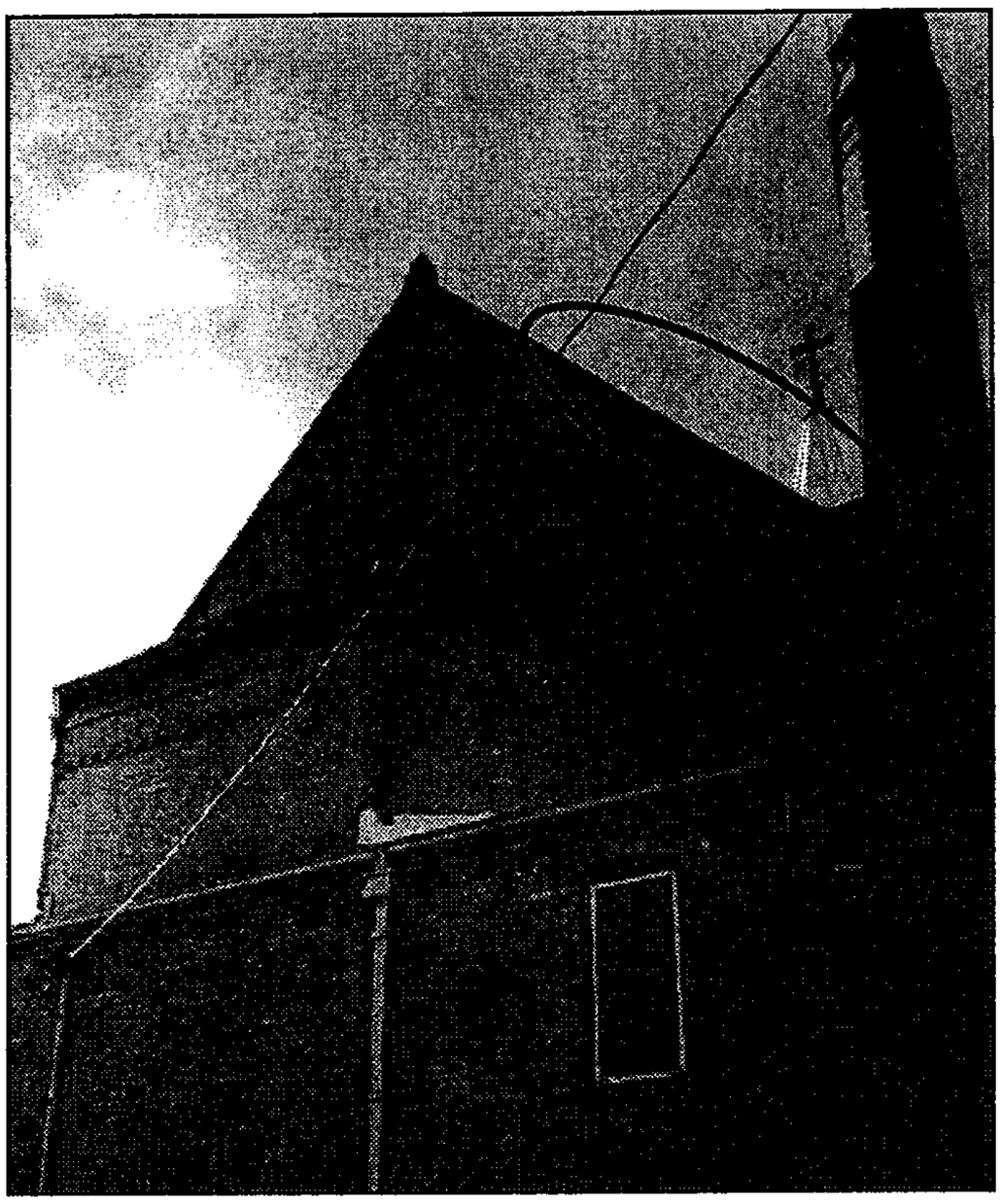
Note: Swamp cooler on front façade.



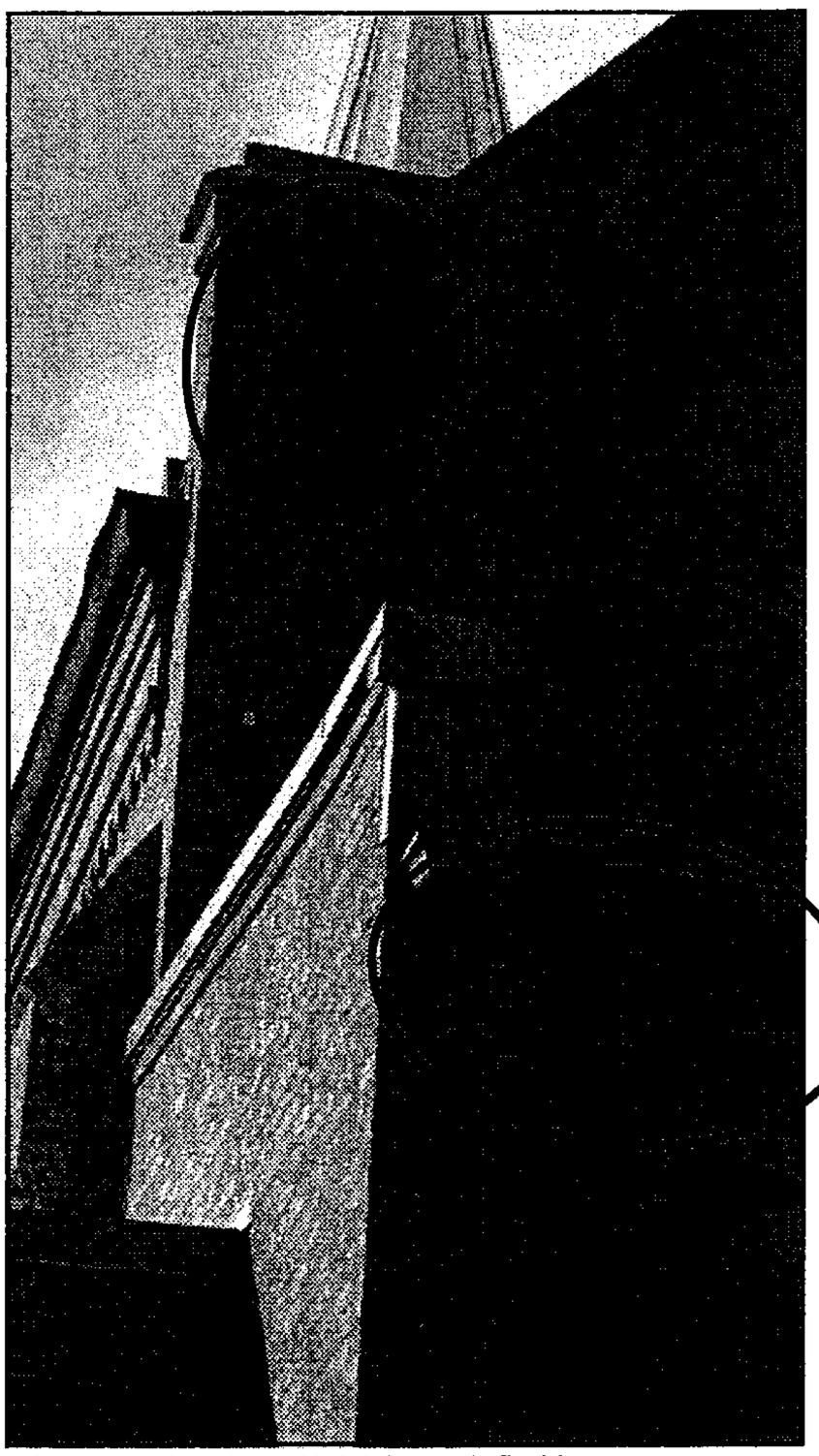
Note: Eastern façade.

3.2.2: Exterior Conditions - Brick

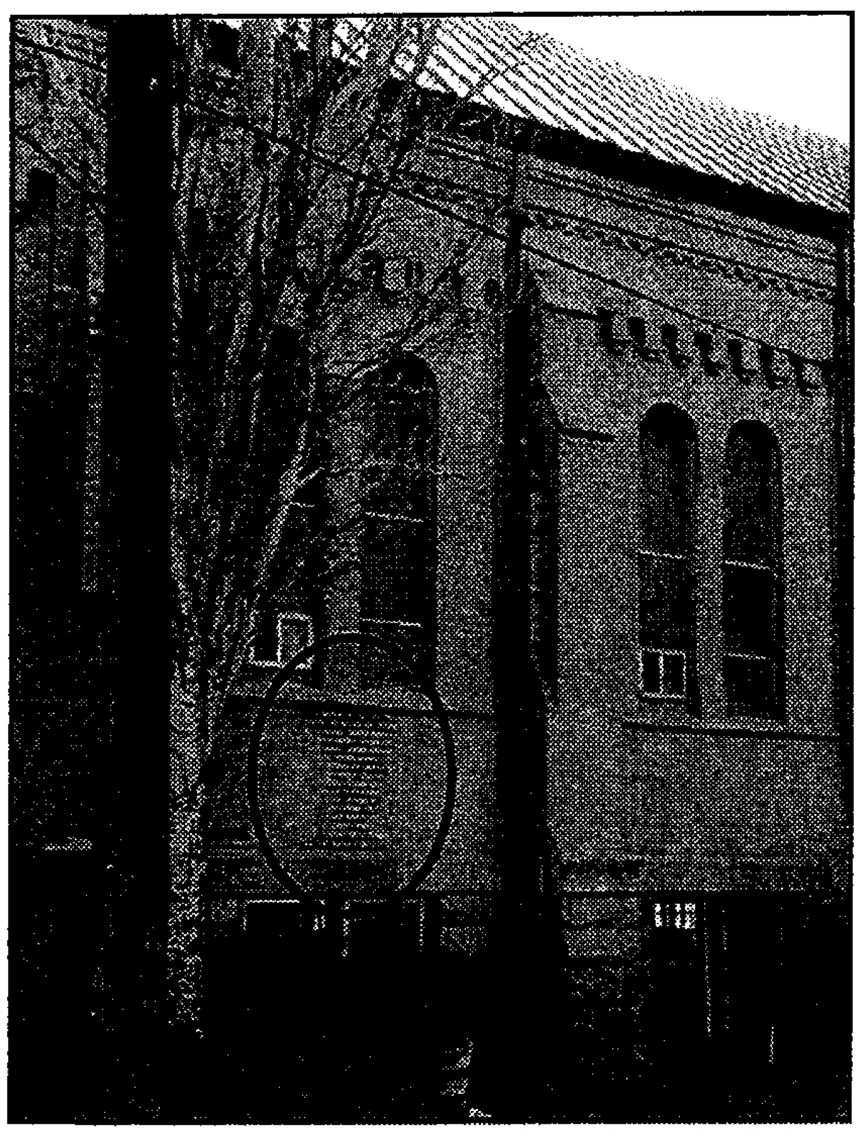
- Gutters require routine maintenance.
- Evidence of water damage is visible on the western elevation of the church.
- Mortar has eroded and masonry is showing evidence of potential settlement.
- Potential water entry into existing metal cap flashing.
- Evidence of water intrusion due to flashing joints and missing components.
- Existing through-wall fasteners no longer serve structural purposes and are potential locations for water intrusion.



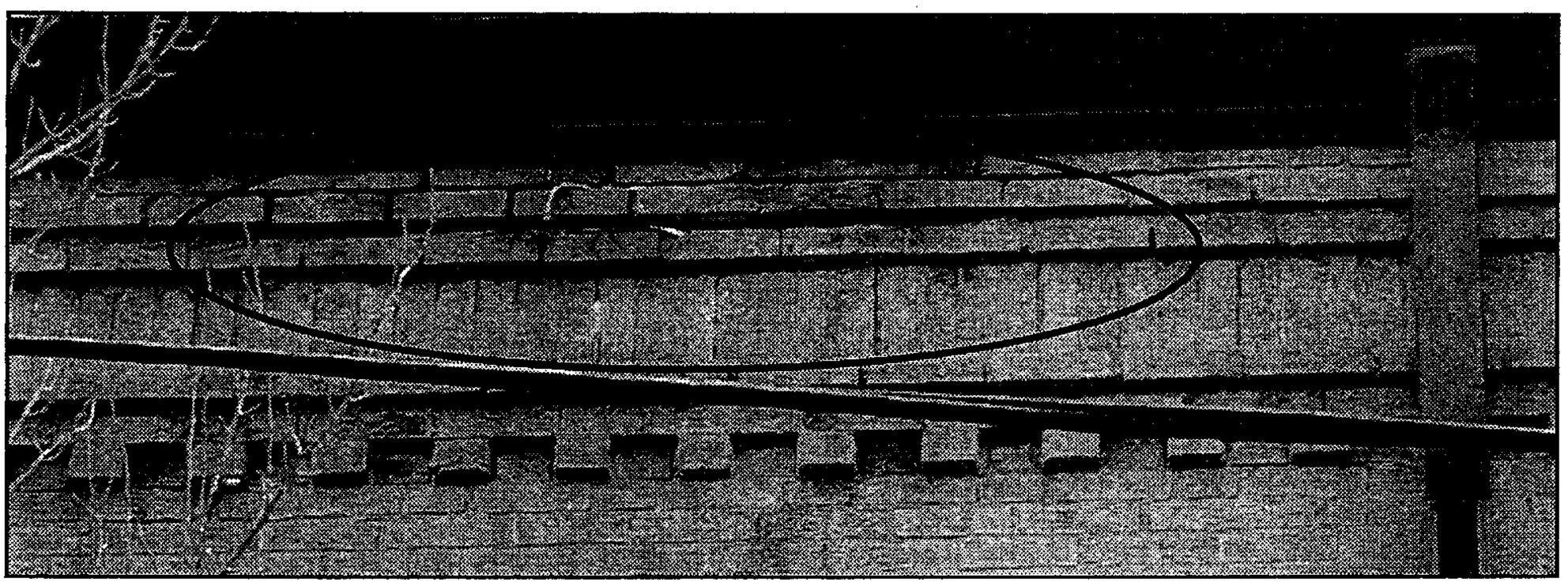
Note: Deterioration of brick beneath flashing.



Note: Deterioration of brick beneath flashing.



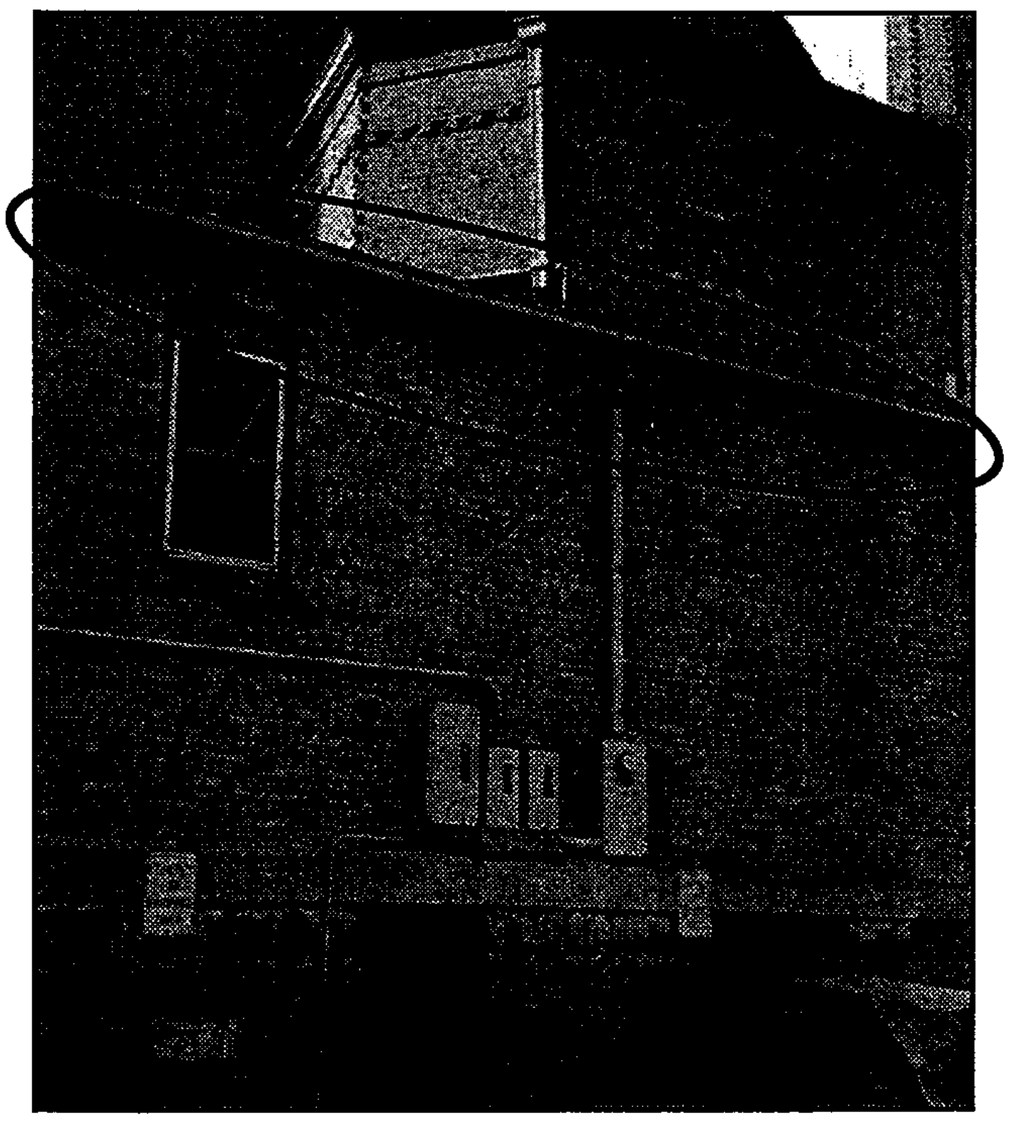
Note: Deterioration of brick beneath window.



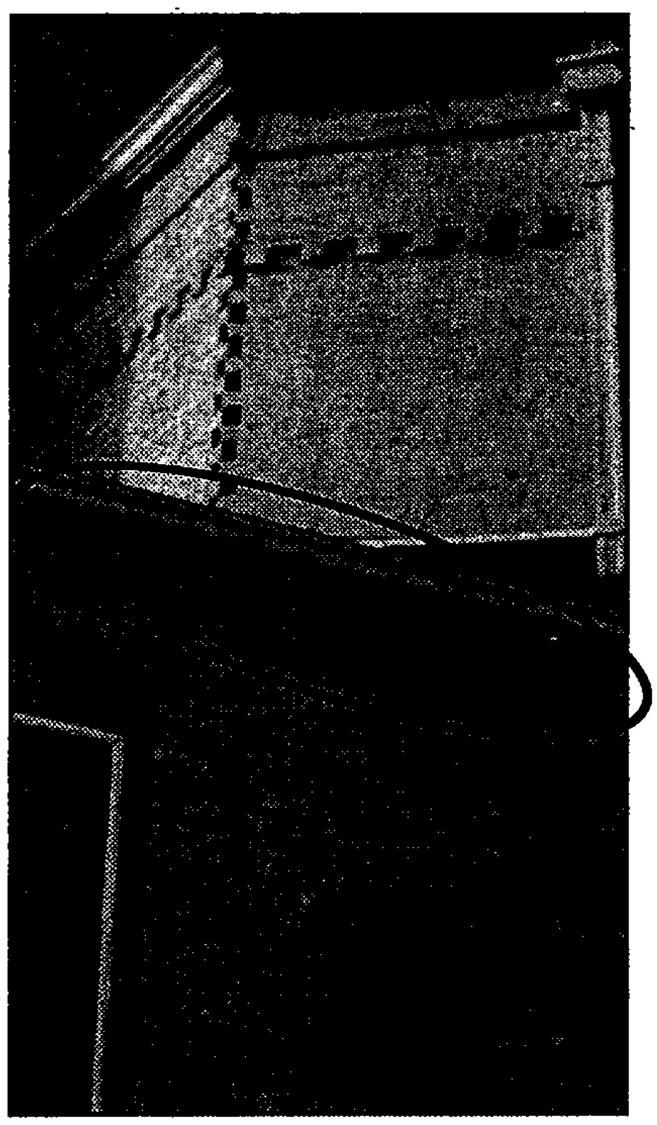
Note: Deterioration of brick beneath gutters.

3.2.2: Exterior Conditions - Brick (Continued)

- Evidence of masonry deterioration and mortar erosion. This will continue unless repaired
- Gutter alignment may not be sufficient to convey water effectively.



Note: Deterioration of brick beneath gutters.

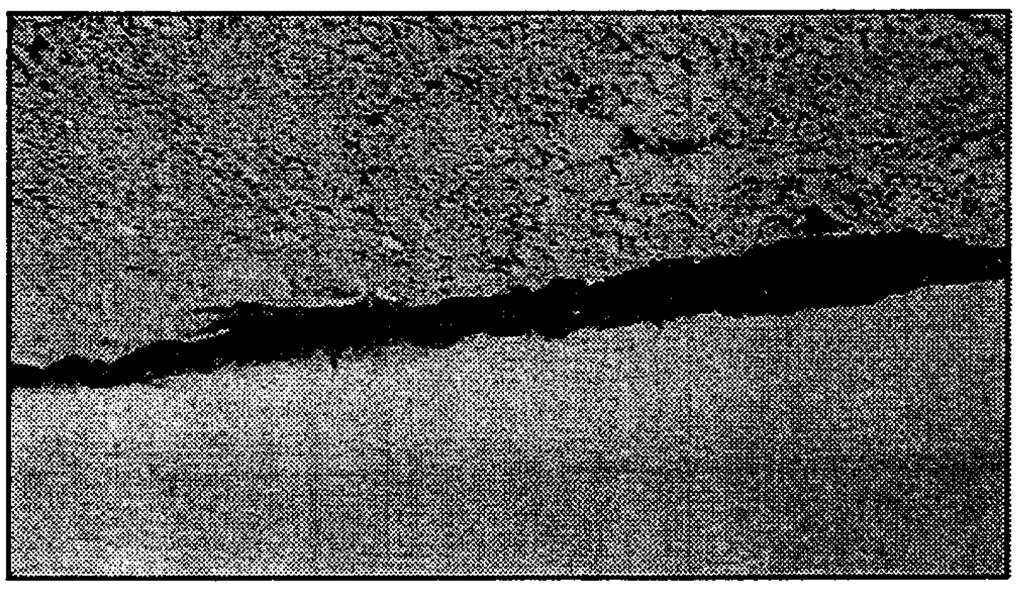


Note: Deterioration of brick beneath gutters.

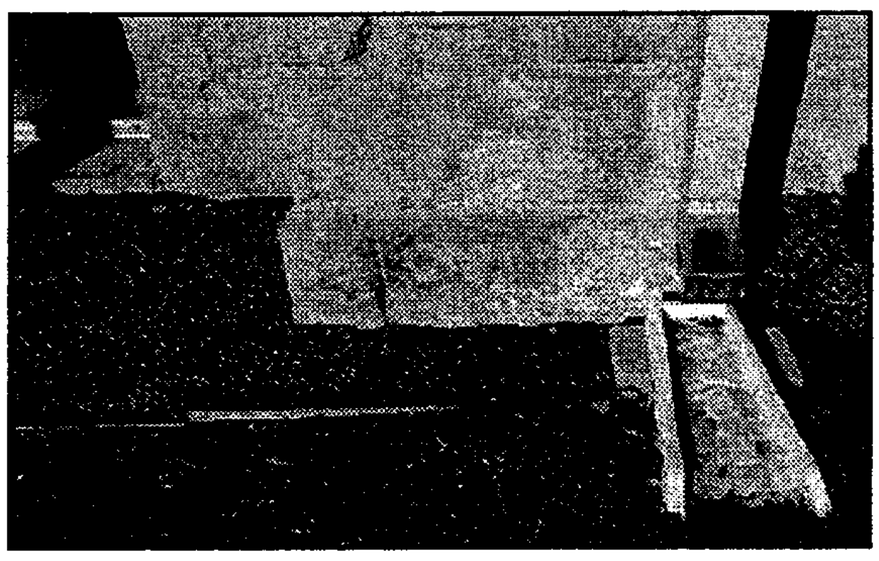
3.2.3: Exterior Conditions - Stone Masonry

- Positive drainage away from building is not consistent and may encourage water to drain towards the foundation.
- Mortar has eroded from several of stone joints.
- Foundation weathering and cracking is evident and will require maintenance.
- Some material to material joining shows evidence of corrosion. Example: steel lintels above the basement windows is showing signs of rust.
- Evidence of moisture at and near roof drain leaders.
- Wooden window frames are showing deterioration and the effects of time.

Note: Mortar erosion.



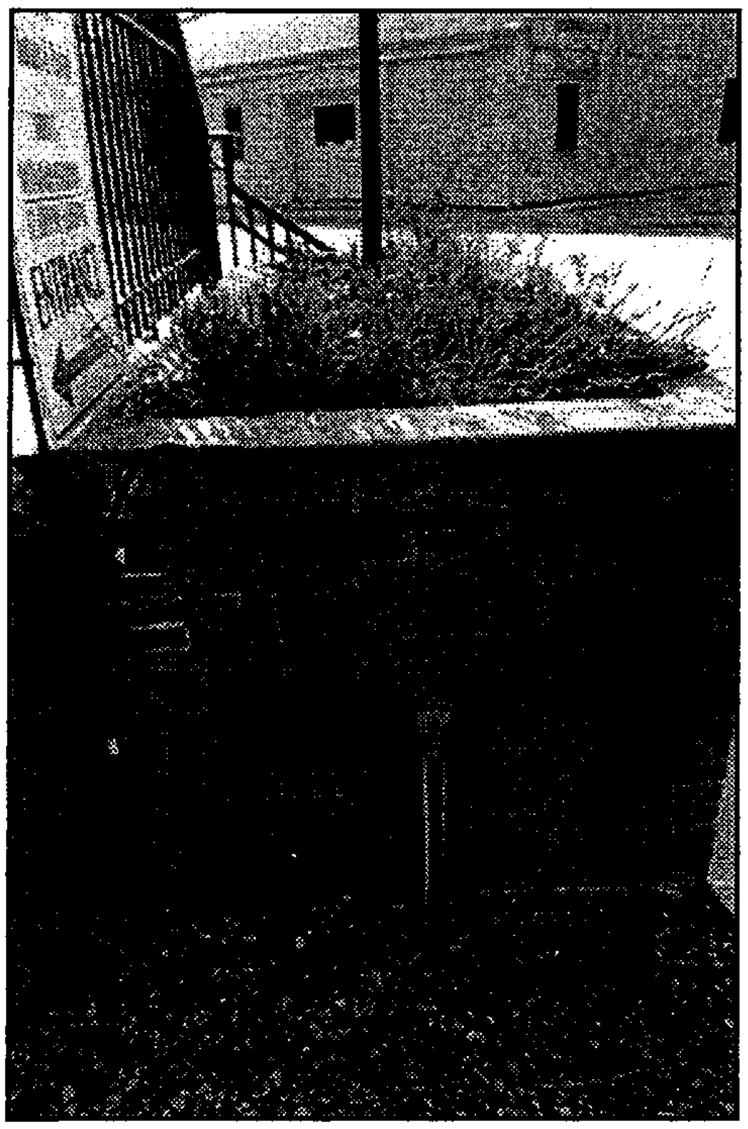
Note: Deterioration between rusting steel lintel & stone facade.



Note: Drainage does not slope away from exterior wall

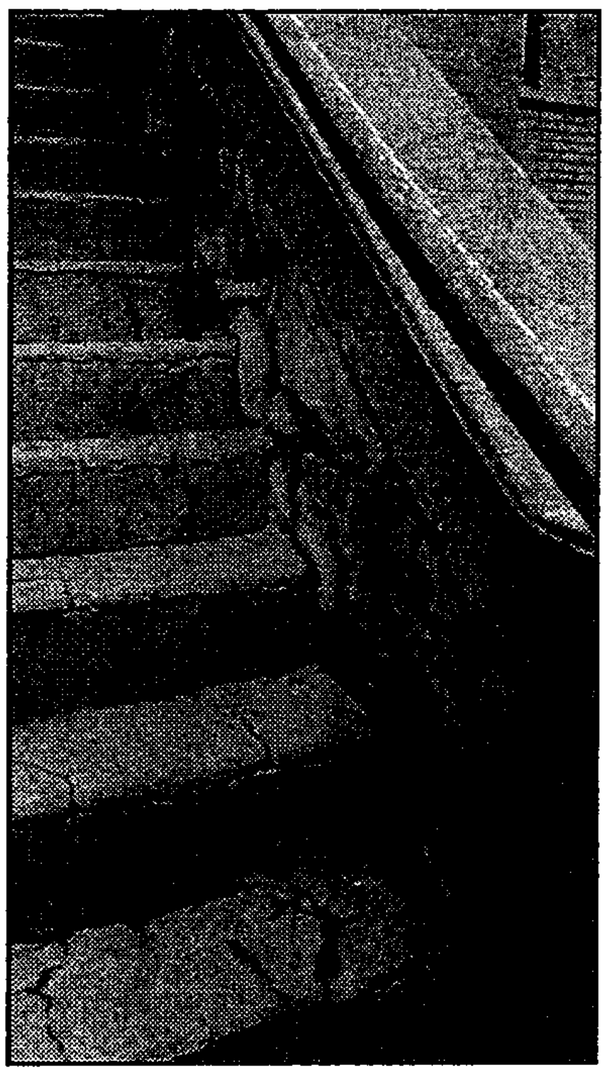
3.2.4: Exterior Conditions

- Exterior brick planter walls show a vertical crack indicating settlement.
- Rear stairs show signs of severe water damage.
- Rear stairs are unsafe and in disrepair.
- Handrails are in disrepair.
- Evidence of significant stone deterioration.
- Stairs non-compliant with current egress standards.



Note: Crack on brick veneer widening to 3/8 inch.

Note: Water damage on landing.

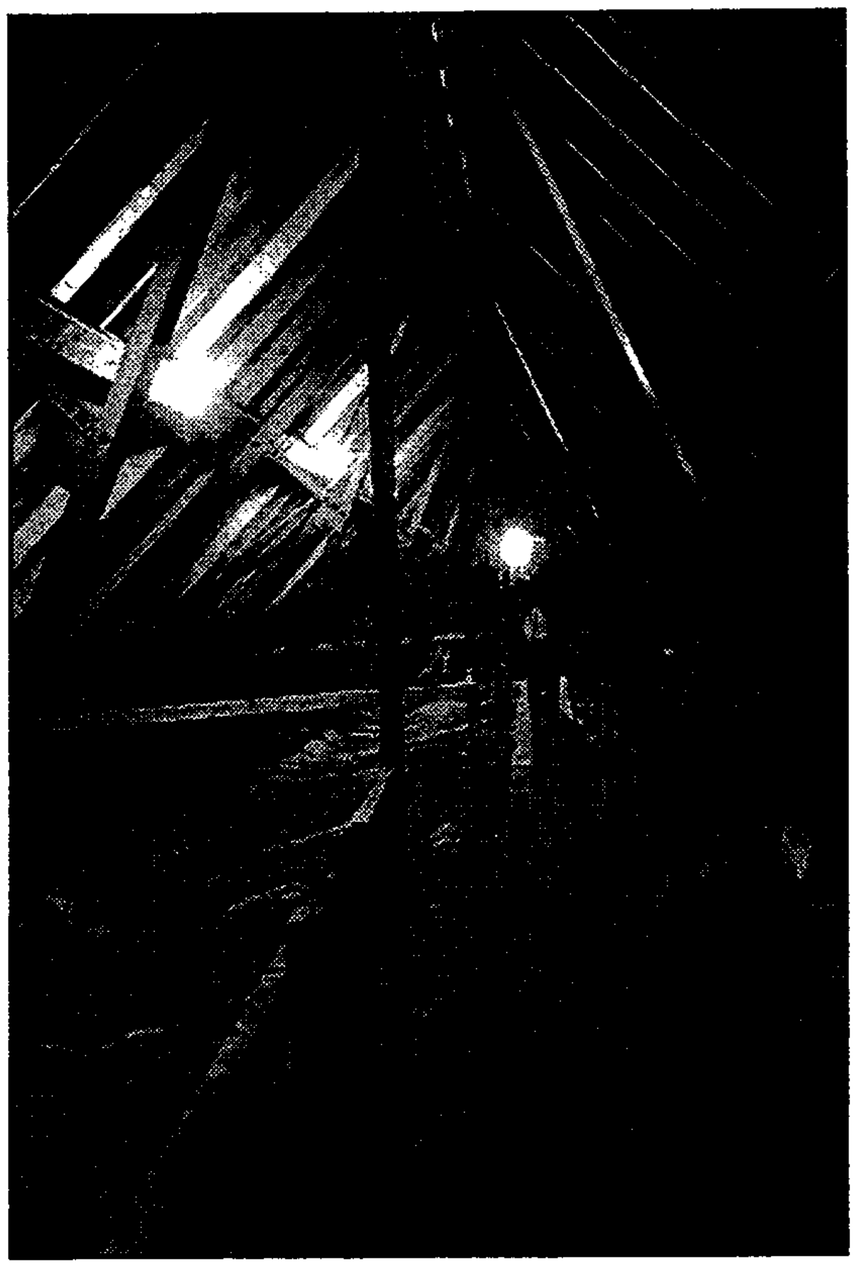


Note: Deterioration of concrete and sandstone.

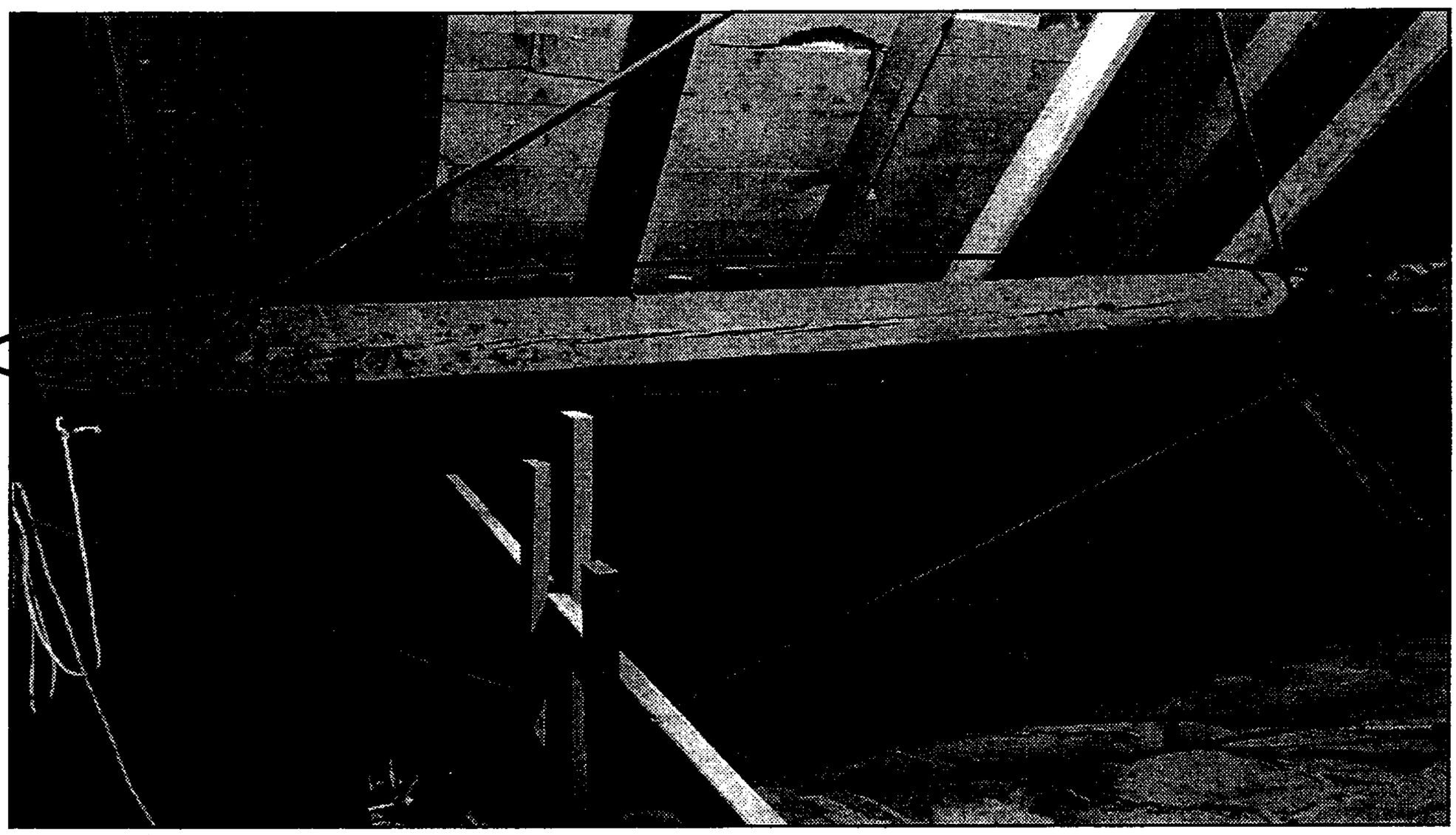
Note: Holes in stone foundation

3.2.5: Interior Conditions - Roof Structure

- Evidence of minor water intrusion at connection of materials.
- Some insulation needs to be correctly reinstalled.
- Noticeable bird guano and feathers.
- Minor checking and splitting of roof assembly members.



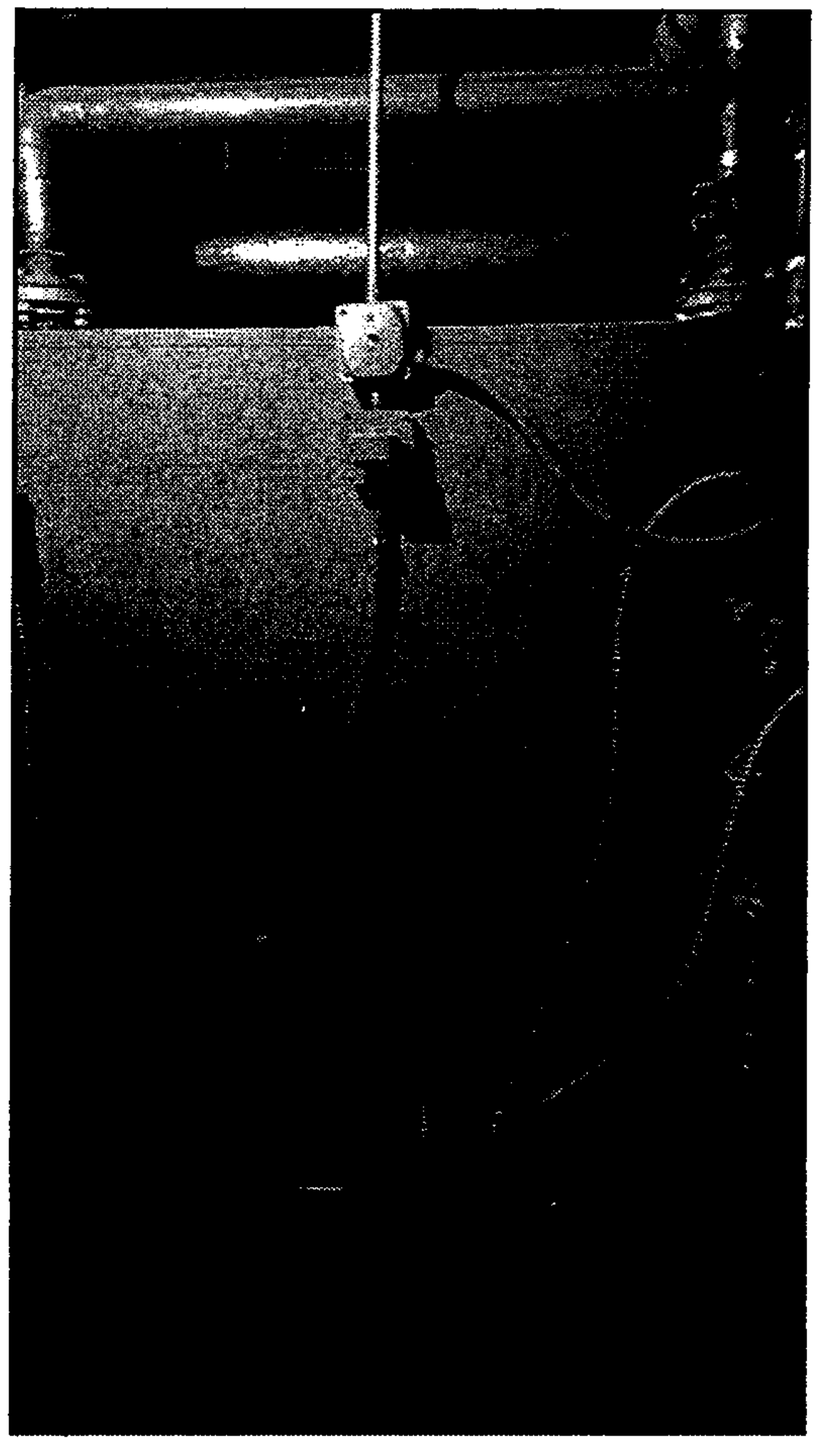
Note: Catwalk shows timber checking and splitting



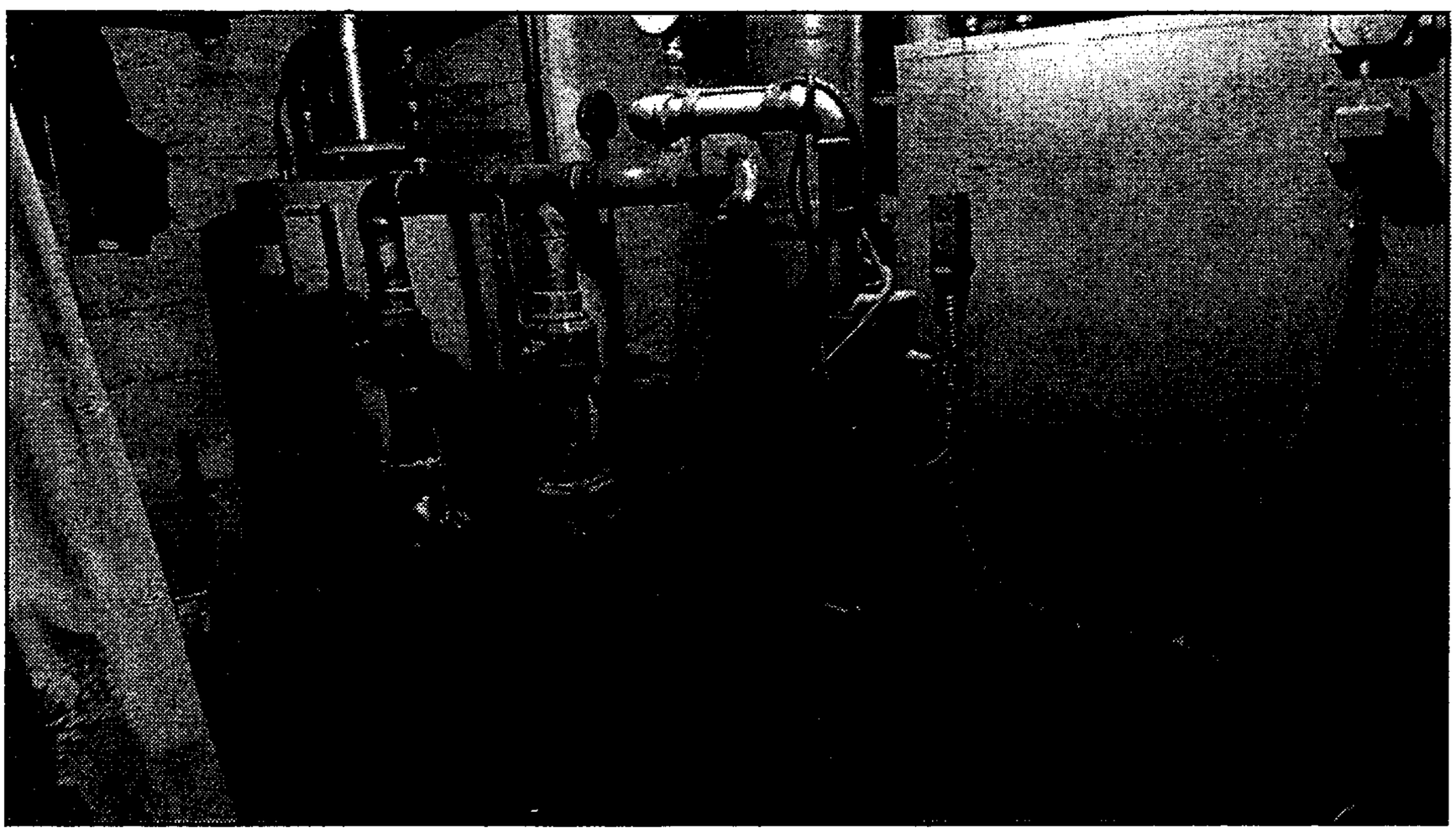
Note: Splitting of timber

3.2.6: Mechanical Equipment

- Gas fired boiler visually appears to be in good operating condition.
- Existing baseboard radiators appear in fine working condition.
- To meet parishioner level of comfort, (2) swamp coolers are needed to supply cooling in summer.
- Handicapped lift frequently is inoperable.
- Accessible vertical circulation is non-conforming as an egress component.
- Handicapped lift enclosure shows some exterior wall settlement and evidence of water damage.
- This system replaced the previous coal fired system.



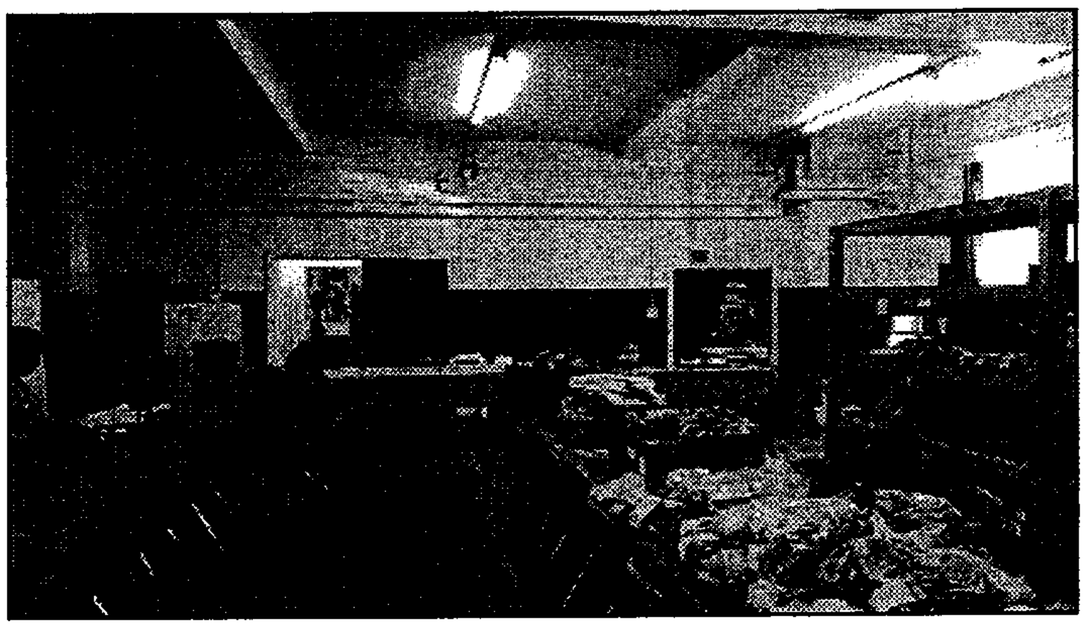
Note: Gas fired boiler



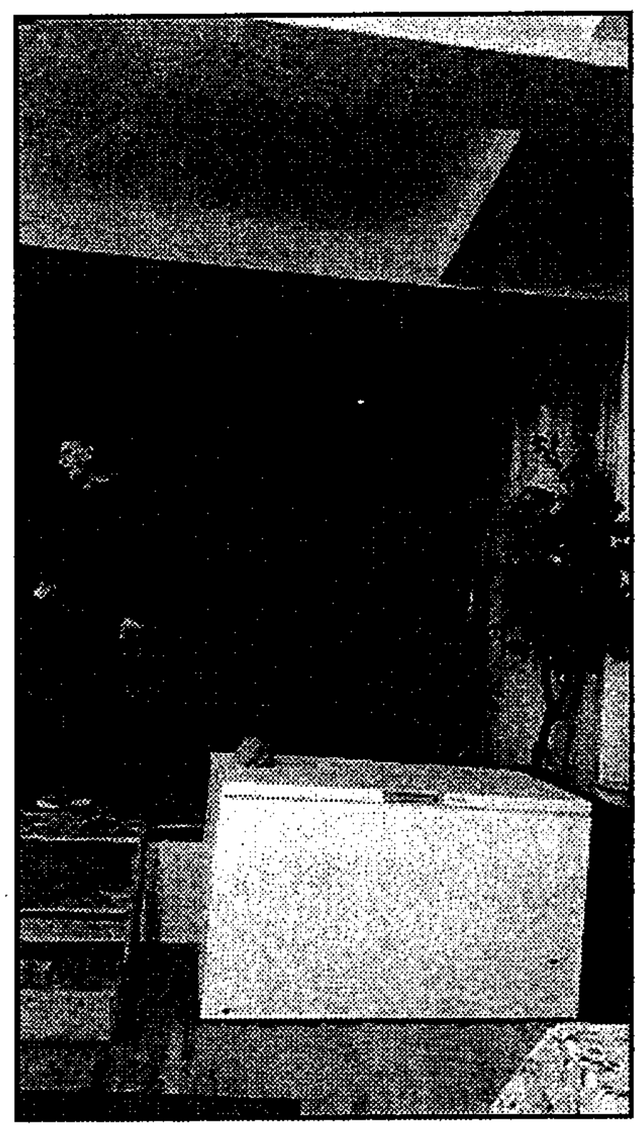
Note: Gas fired boiler

3.2.7: Interior Conditions - Basement

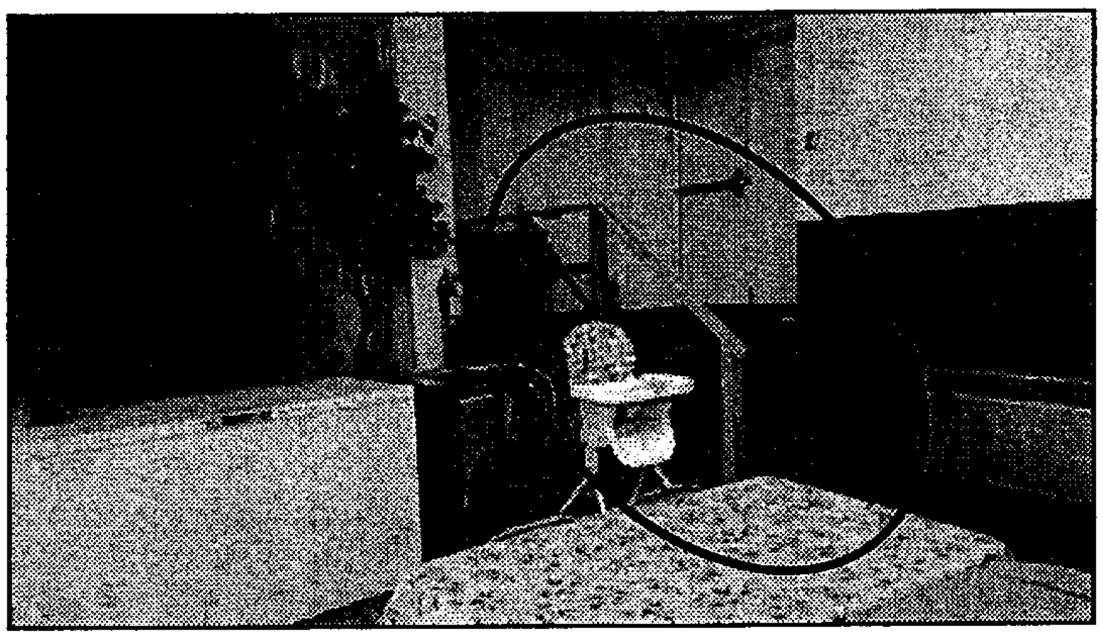
- Bathroom is non-compliant with current handicapped accessibility codes.
- Stairs to basement are non-compliant as a component of a means of egress system.
- Existing food service equipment is in operable condition.
- Kitchen spatial relationships and work spaces are less than adequate.
- Egress system to/from stage is non-compliant with current egress codes.
- Existing dining hall is in accessible and non-compliant with current egress requirements.
- Basement flooring is constructed directly on unexcavated soil.
- Air ventilation and lighting is poor.
- Fire area is non-sprinklered and lacks sufficient and compliant fire and life safety devices.



Note: Shelving and long tables



Note: Freezer



Note: Stairs not ADA Compliant

3.3 Evaluation

Saints Cyril and Methodius Church has been well maintained over the years. Components of the structure are over 100 years old, and there are bound to be some deteriorating elements resulting from the normal wear and tear associated with time and climate. Specific outcomes resulting from our evaluation are as follows:

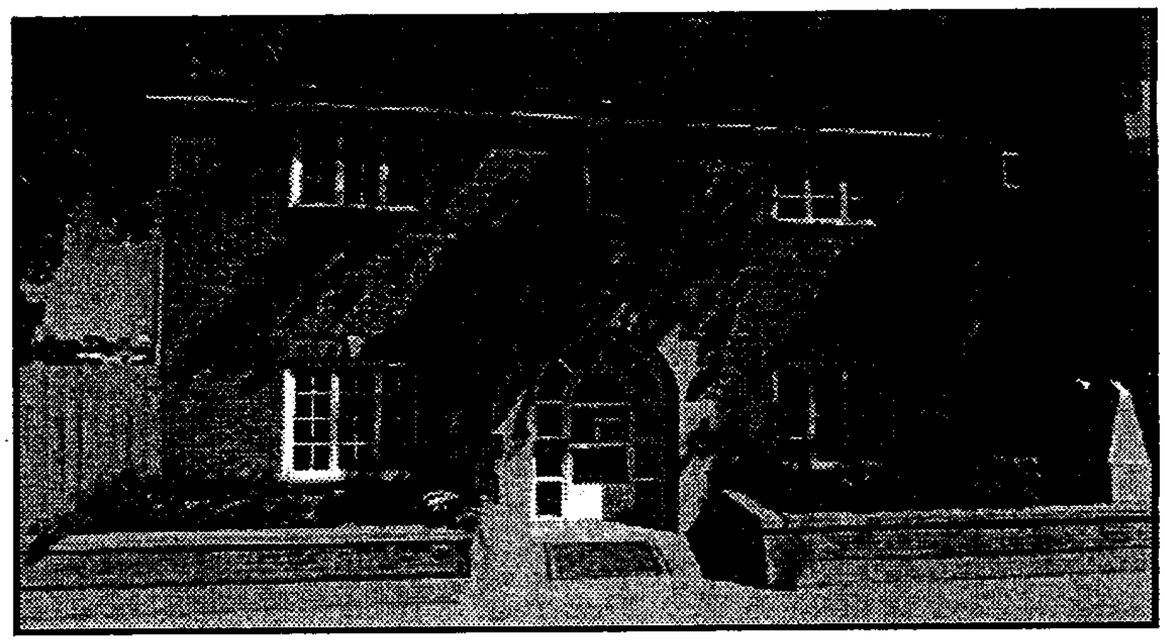
- Some areas of exterior masonry walls may require repair in the near future.
- The facility is largely non-compliant with current building and life safety codes regulating:
    - handicapped accessibility
    - fire protection
    - commercial kitchens
    - toilet facilities
    - building ingress/egress
- The basement floor is constructed directly over unexcavated soil without barrier. This assembly could be construed as unsanitary when considered the floor of a food storage area.
- The church is generally structurally sound without any immediate concerns regarding settlement.
- Mechanical and electrical systems function adequately.
- The church property is in generally good condition with minor cosmetic repairs required. Except for the areas immediately surrounding the building, the site and parking area generally drain well.
- Circulation through the parking lot is traditionally and functionally acceptable but lacks compliance with standard industry details.
- The church serves as a food service location for low and very-low income individuals.
- The church maintains a sense of place within downtown Rock Springs and speaks to personal traditions and memories for some parishioners.
- Interior confessional is substantially inadequate for privacy and performance.
- Interior wall tiles are in disrepair and falling off in several locations.

3.4 Recommendation

SCM is in good structural condition and has been well maintained. The interior is in some disrepair and, if left as-is, will require continuing maintenance or renovation. To accommodate the needs and values of the parish, we recommend this church to be evaluated for expansion and renovation. Notable issues to be evaluated include, but are not limited to, infrastructure, physical structure, program and use, parking requirements, code upgrades, life safety requirements, and accessibility upgrades.

5.0 Rectory

- Generally wood-frame construction with brick veneer
- Well maintained
- Generally under utilized
- Subsequent structural additions and demolition of adjacent building
- Traditional and Historic Value: Was built at the same time as the church
- Social/Community Value:
  -Favorable: Adjacent proximity to the church



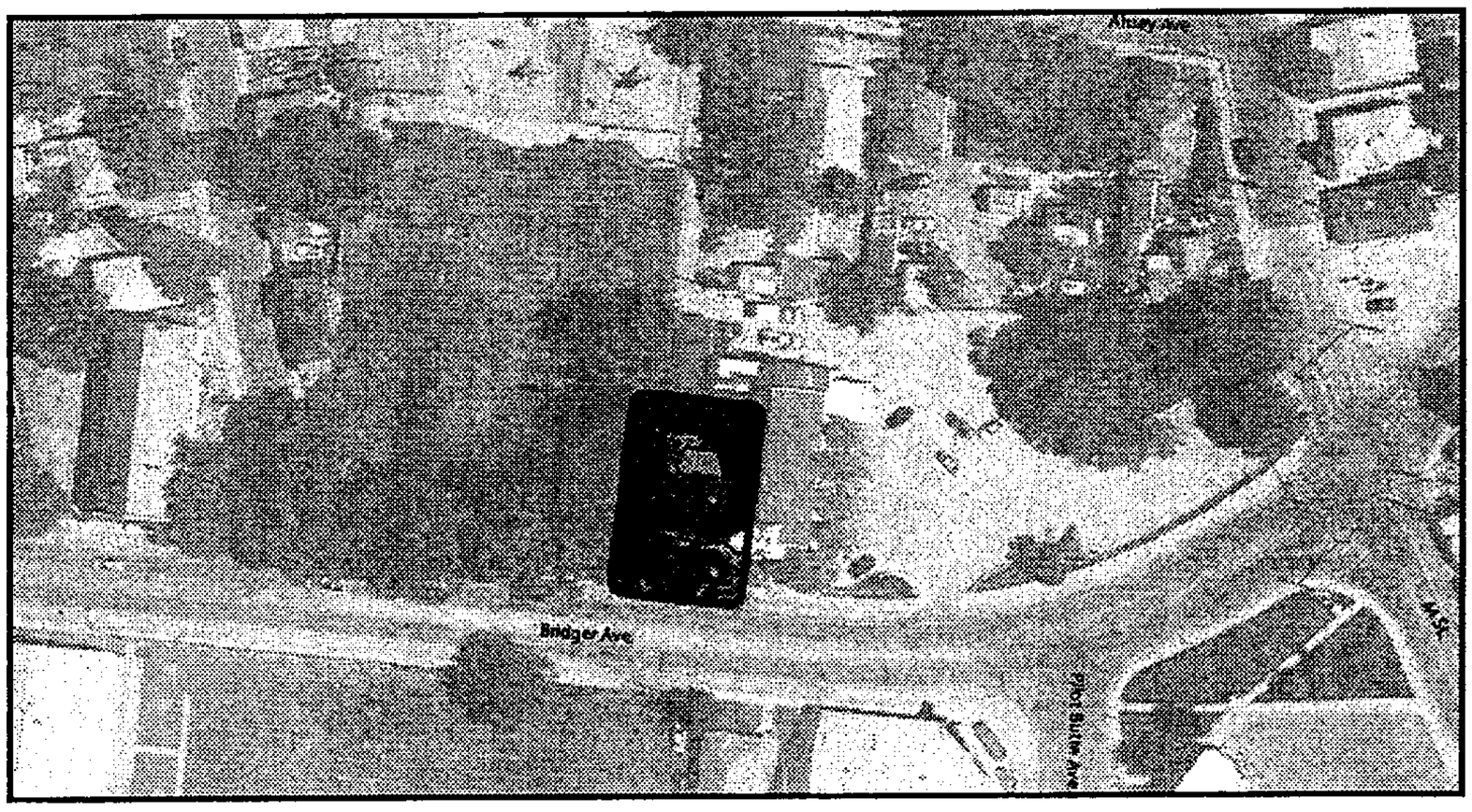
1. Zoning: B-3: Central Business	5. Building Use: Priest Residence / Office
2. Year Built: 1912	6. General Condition: Fair
i. Additions/Modifications:	7. Repairs needed: Roofing, foundation cracks, and north wall settlement
• Street frontage building addition circa 1950	8. Accessible Facility: No
• New roof structure	9. Fire Sprinkler: None
3. Floor Area (per floor): 3,000 Sq. Ft. (approx.)	
4. Number of Stories: 2 + Basement	

5.1 Site Plan

Address:
633 Bridger Ave.
Rock Springs, WY
82901

Facility Map
(Not to Scale)

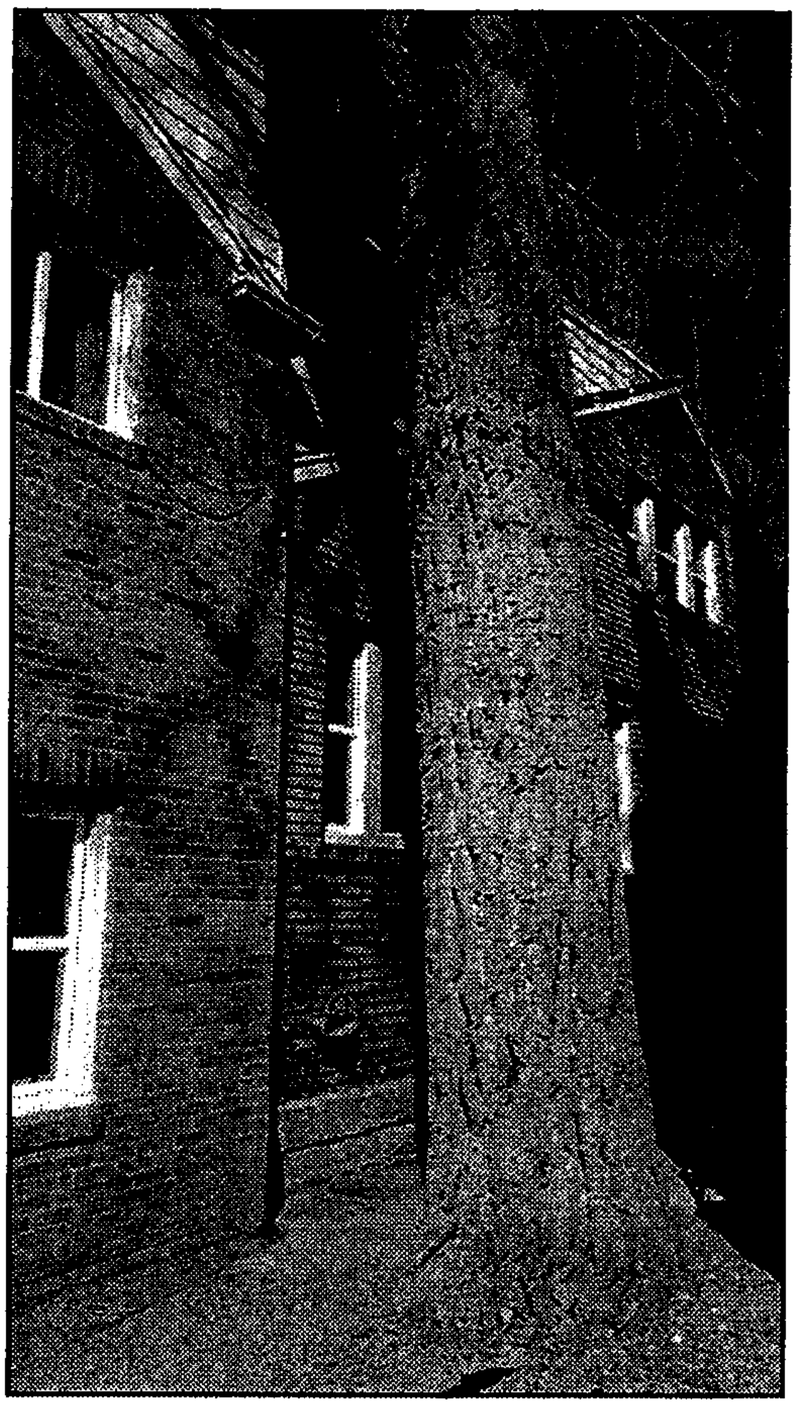
N



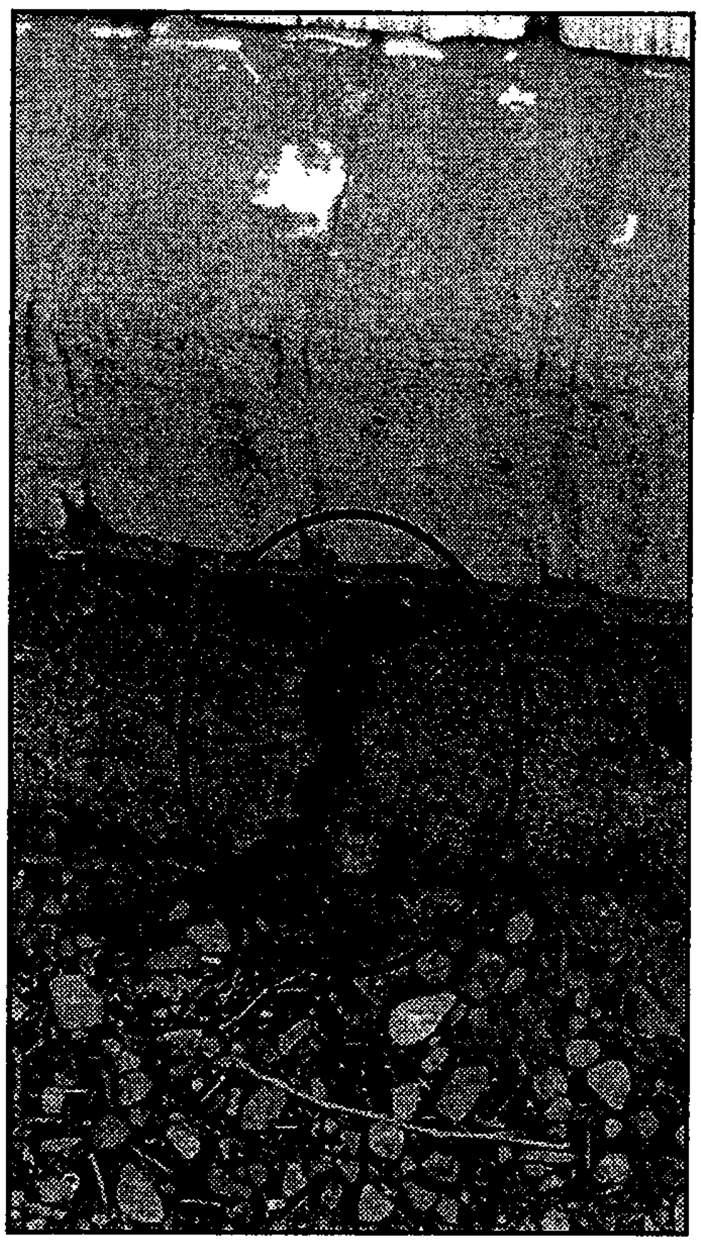
5.2 Photographic Analysis

5.2.1: Exterior Conditions

- Deciduous tree between left side of church and rectory may be causing soils issues
- Cracks in foundation are structural and resulting from settlement
- Subsurface drainage quality is unknown due to playground surfacing

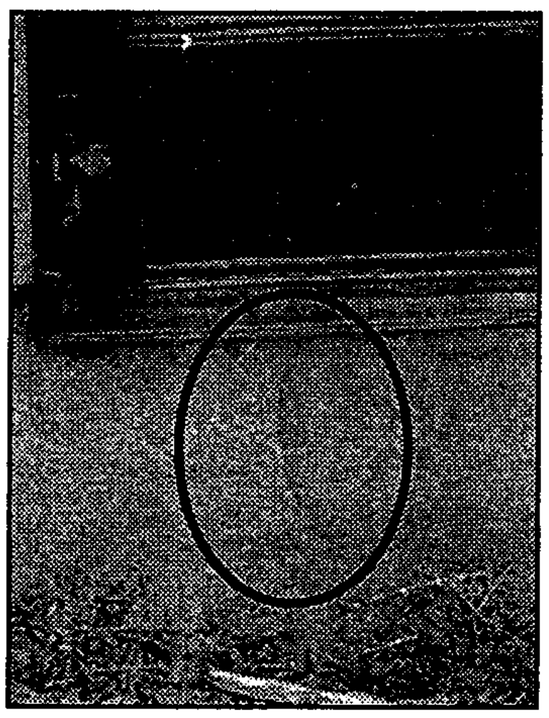


Note: Large tree between rectory and church foundations.



Note: 3/8" Crack in foundation

Note: 1/4" Crack in foundation

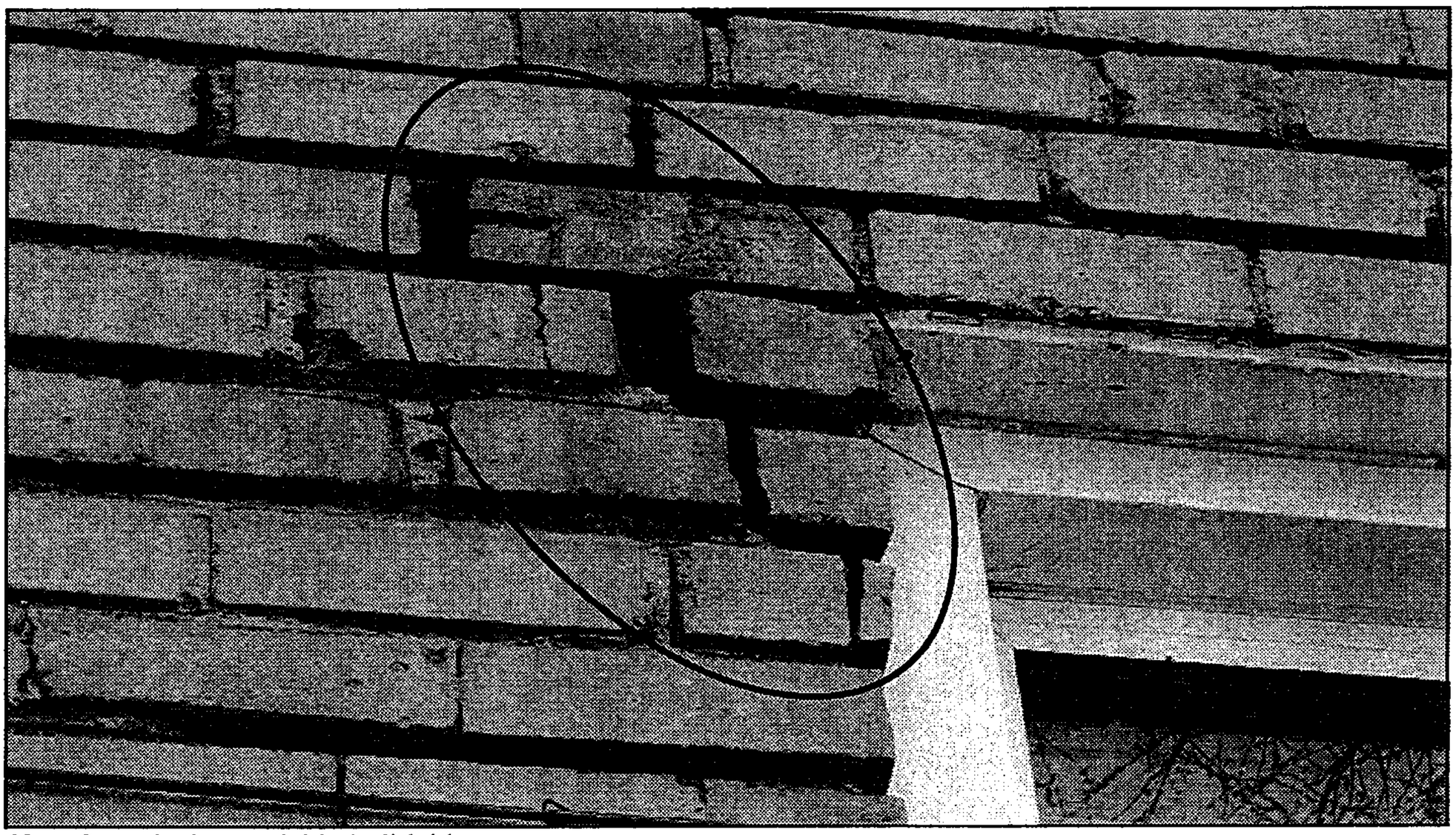


Note: 1/8"Crack in foundation

5.2.1: Exterior Conditions

- Mortar erosion due to weathering and settlement.
- Significant water and air infiltration.
- Rusting and deterioration of steel lintels.
- Mortar deteriorating above 1st and 2nd floor windows.
- Cracks through brick brinks in several locations.
- Mortar joints are void in several locations.
- Evidence of moisture infiltration.

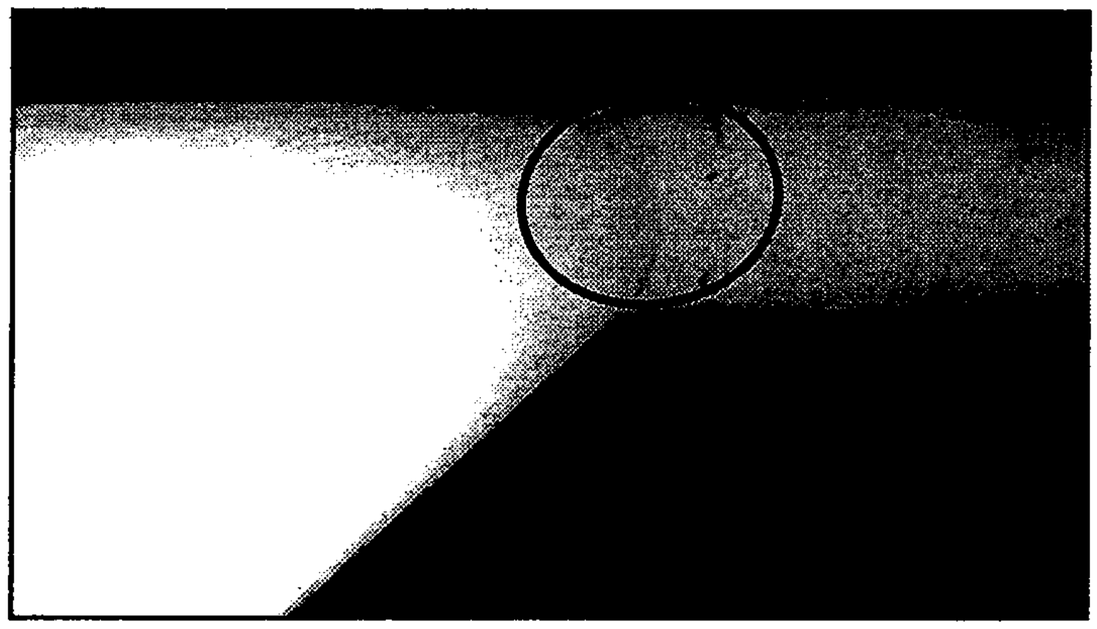
Note: Settlement evident



Note: Separation between bricks / split bricks

5.2.2: Basement / Crawl Space

- The corner of the pipes appear to be potential asbestos containing materials and would require testing.
- Electrical wiring is a combination of material and is out of compliance.



Note: Corner of PVC pipe.

Note: Corner of PVC pipe.

Note: Wire material

5.3 Evaluation

The Holy Spirit Catholic Community Rectory is a building that has been added to and renovated on several occasions over the years. This structure has components over 100 years old and there are bound to be some deteriorating elements resulting from the normal wear. The Rectory is experiencing structural cracking due to soil settlement. Specific outcomes resulting from our evaluation are as follows:

- Some areas of exterior masonry wall will require repair and/or replacement in the near future.
- The facility is largely non-compliant with current building and life safety codes regulating:
    - handicapped accessibility
    - fire and life safety features
    - building ingress/egress
- Evidence of potential asbestos containing materials are present.
- The building is settling and structural cracks have appeared as a result of the settlement.
- Minor modifications to the electrical system will result in significant upgrades to the entire electrical system.
- Perimeter drainage is either inadequate or unable to be evaluated.
- The rectory maintains an abundance of floor area for the current use.
- Mechanical systems are operating inefficiently due to building envelope air and moisture infiltration.
- This building is nearing the end of its useful lifecycle.

5.4 Recommendation

The parish rectory is a residential structure that has been renovated and added to over time. The house is largely non-accessible for the disabled and is showing signs of settlement, age, and disrepair. This building is subordinate to the SCM Church in that the rectory will be an obstacle if the SCM Church is expanded or renovated. As this building is not anticipated to be unoccupiable in the near future, we do recommend exploring other options for this use in order to serve the priest and parish needs for the next 50-100 years.